

B0092/2024 – 53 North Shore Black Lake Road

Presented To:	Planning Committee
Meeting Date:	January 20, 2025
Type:	Managers' Reports
Prepared by:	Stephanie Poirier Planning Services
Recommended by:	General Manager of Growth and Infrastructure
File Number:	B0092/2024

Report Summary

This report provides a recommendation regarding a consent referral to create one new rural lot in addition to the three rural lots already created by way of the consent process.

Resolution

THAT the City of Greater Sudbury approves the request by Robert Belanger, Earl Nauss, Vanna Nauss, and Nancy Belanger to allow Consent Application B0092/2024 on those lands described as PINs 73374-0037 and 73374-0122, Parcels 5686 and 5437 SEC SWS, Part Lots 6 & 7, Concession 2, except Parts 1 & 2, Plan 53R-9946, Part 1, Plan 53R-10754 and Part 1, Plan 53R-12798, Township of Waters (53 North Shore Black Lake Road), to proceed by way of the consent process, as outlined in the report entitled “B0092/2024 – 53 North Shore Black Lake Road” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of January 20, 2025.

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

The request to create one new rural lot in addition to three rural lots already created by way of the consent process as opposed to requiring a plan of subdivision 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. However, creation of a new lot may result in future development and could increase the municipal assessment base.

STAFF REPORT

Applicants:

Robert Belanger, Earl Nauss, Vanna Nauss, and Nancy Belanger

Location:

PINs 73374-0037 and 73374-0122, Parcels 5686 and 5437 SEC SWS, Part Lots 6 & 7, Concession 2, except Parts 1 & 2, Plan 53R-9946, Part 1, Plan 53R-10754 and Part 1, Plan 53R-12798, Township of Waters

Official Plan and Zoning By-law:Official Plan

The subject lands are designated Rural in the Official Plan for the City of Greater Sudbury.

Section 19.4.1.a. of the City's Official Plan requires "that all proposals which have the effect of creating more than three new lots be process as applications for a Plan of Subdivision, unless in The City's opinion a Plan of Subdivision is not necessary for the proper development of the area".

Zoning By-law

The subject lands are presently zoned "RU", Rural under By-law 2010-100Z being the Zoning By-Law for the City of Greater Sudbury. The "RU" Zone permits specified residential and non-residential uses. The minimum lot area required in the "RU" Zone is 2 ha, and the minimum lot frontage required is 90 m.

The request from the owner would not change the zoning classification of the subject lands.

Site Description & Surrounding Land Uses:

The subject lands are located on the west side of North Shore Black Lake Road and north of Clark Road in Lively. The lands have a total area of 59.8 ha (147.7 acres) with a lot frontage of approximately 312 metres along North Shore Black Lake Road. The subject lands contain a single detached dwelling that is proposed to remain with the retained lands. The single detached dwelling is serviced by a private septic system and an individual well. Surrounding uses are rural and open space conservation in nature.

Application:

In accordance with Section 19.4.1 of the Official Plan, the Consent Official has referred the subject applications for consent to the Planning Committee and Council to determine whether the proposed lot creation should be permitted to proceed by the way of the consent process, or alternatively if a plan of subdivision is required.

Proposal:

The owner is seeking approval from the Consent Official to create one additional new rural lot having a minimum lot frontage of 128.4 m (421 ft) on North Shore Black Lake Road and an area of 9.6 ha (23.7 ac). The parent parcel of land has been the subject of several previous applications for consent that resulted in a cluster of new lots having frontage on North Shore Black Lake Road.

Planning Considerations:

The lands have been the subject of several previous consent applications to create rural lots (Files # B0081/1982, B0206/1985, B0517/1989).

With respect to Section 19.4.1 of the City's Official Plan, staff note that a fulsome review of the proposal

would be conducted by internal departments and external agencies through the consent process. Any concerns identified with the proposal can be addressed through the consent process, by amendments to the application, conditions of approval, or refusal of the application. Staff further advises that no land use planning matters which would prescribe the subdivision planning process as the preferred method for lot creation in this case have been identified during the review of the request.

Summary:

Staff has reviewed the consent referral request and advises that in general there are no land use planning matters which would prescribe the subdivision planning process as the preferred method for lot creation in this instance. It is on this basis that staff recommends that the proposed new rural lot be considered by way of the consent process.