

10 Willow Street, Wahnapiatae – 2024 Extension

Presented To:	Planning Committee
Meeting Date:	February 19, 2025
Type:	Routine Management Reports
Prepared by:	Stephanie Poirier Planning Services
Recommended by:	General Manager of Growth and Infrastructure
File Number:	751-3/24-01

Report Summary

This report provides a recommendation regarding a request to extend the conditional temporary use zoning approval for 10 Willow Street, Wahnapiatae.

Resolution

THAT the City of Greater Sudbury approves the extension of rezoning application File # 751-3/24-01 by Joey Talbot & Natalie Olivier on lands described as PIN 73481-0808, Parcel 51055, Plan 53R-18233 Parts 1-4, Part Lot 8, Concession 3 & 4, Township of Dryden, as outlined in the report entitled “10 Willow Street, Wahnapiatae – 2024 Extension”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on February 19, 2025, subject to the following conditions:

1. That the date in condition #2 on resolution PL2024-86 be deleted and replaced with June 24, 2025.

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

The request to extend the conditional temporary use rezoning is an operational matter under the Planning Act to which the City is responding. The application contributes to the 2019-2027 City of Greater Sudbury Strategic Plan goals related to housing by adding to the range and mix of housing available in this area. There is no conflict with the Community Energy and Emissions Plan.

Financial Implications

There are no financial implications associated with this report.

Report Overview:

A conditional approval was granted on June 24, 2024 in order permit the continued use of a detached structure as a garden suite for an additional 3 year period, subject to completion of outstanding building permits.

Staff recommend that the conditional approval be extended for a six (6) month period as requested, as the owner has shown progress on the building permit application.

Staff Report

Applicants:

Joey Talbot & Natalie Olivier

Location:

PIN 73481-0808, Parcel 51055, Plan 53R-18233 Parts 1-4, Part Lot 8, Concession 3 & 4, Township of Dryden (10 Willow Street, Wahnapiatae)

Application:

Application to rezone the subject lands from "RU", Rural to "RU -T87", Rural Temporary.

Proposal:

An application for temporary rezoning was submitted in order to continue to permit a garden suite on the subject lands for an additional period of 3 years.

The owner is requesting a six-month extension in order to address outstanding matters related to the conditions of approval. Please see attached owner letter.

Background:

The following resolution PL2024-86 was passed by Planning Committee on June 24, 2024 and ratified by City Council on June 25, 2024:

THAT the City of Greater Sudbury approves the application by Joey Talbot & Natalie Olivier to amend Zoning By-law 2010-100Z in order to extend the use of a garden suite in accordance with Section 39.1(4) of the Planning Act for a temporary period of three (3) years, on lands described as PIN 73481-0808, Parcel 51055, Plan 53R-18233 Parts 1-4, Part Lot 8, Concession 3 & 4, Township of Dryden, as outlined in the report entitled "10 Willow Street, Wahnapiatae" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on June 24, 2024 subject to the following conditions:

1. That prior to the adoption of the amending by-law, the owner shall finalize the building permit for the garden suite to the satisfaction of the Chief Building Official.
2. That conditional approval shall lapse on December 24, 2024 unless Condition #1 above had been met or an extension had been granted by Council.

The applicant is working on finalizing the building permit for the garden suite.

Planning considerations:

Staff have no concerns related to the extension.

The owner advised that an additional six months is required in order to fulfill the above noted conditions of approval. Staff are therefore recommending a six-month extension in order to move this file towards completion.