

## **B0091-2024 – 390 Marier Street, Azilda**

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:	B0091/2024

## **Report Summary**

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

## **Resolution**

THAT the City of Greater Sudbury approves the request by Sylvio Vachon and Colette Aubin to allow Consent Application B0091/2024 on those lands described as PIN 73346-0895, Parcel 27440 SEC SWS SRO, Part 3, Plan 53R-9375, Part Lot 5, Concession 2, Township of Rayside (390 Marier Street, Azilda), to proceed by way of the consent process, as outlined in the report entitled “B0091-2024 – 390 Marier Street, Azilda” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of February 19, 2025.

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

The request to create one new residential lot in addition to eight 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. Any taxation revenue generated from new development is part of the supplemental taxation in its first year. Therefore, the City does not receive additional taxation revenue in future years from new development, as the tax levy amount to be collected as determined from the budget process, is spread out over all properties within the City.

# Staff Report

## Applicants:

Sylvio Vachon and Colette Aubin

## Location:

PIN 73346-0895, Parcel 27440 SEC SWS SRO, Part 3, Plan 53R-9375, Part Lot 5, Concession 2, Township of Rayside

## Official Plan and Zoning By-law:

### [Official Plan](#)

The subject lands are designated Rural and Living Area I 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 and "R1-5" Low Density Residential One 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 "R1-5" Zone permits specified residential uses. The minimum lot area required in the "R1-5" Zone is 465 m<sup>2</sup>, and the minimum lot frontage required is 15 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 east side of Marier Street and north of Raymond Crescent in Azilda. The lands have a total area of 2.4 ha (6 acres) with frontage of approximately 125 metres along Marier Street. The subject lands contain a single detached dwelling and accessory building with an additional dwelling unit that are under construction that are proposed to remain with the retained lands. The single detached dwelling is serviced by a private septic system and municipal water connection. The lands to be severed are vacant of buildings and structures. Surrounding uses are rural and residential 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 in order 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 residential lot having a minimum lot frontage of 34 m (111 ft) on Marier Street and an area of 1,564 m<sup>2</sup> (0.34 ac). The parent parcel of land has been the subject of a number of previous applications for consent that resulted in a cluster of new lots along Marier Street.

**Planning Considerations:**

The lands have been the subject of a number of previous consent applications to create lots (Files # B0104/1979, B0105/1979, B0106/1979, B0104/1980, B0185/1980, B0187/1980, B0129/1986, B0072/2009).

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 are able to 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 residential lot be considered by way of the consent process.