

120 Radisson Avenue, Chelmsford Extension 2025

Presented To:	Planning Committee
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Meeting Date:	August 11, 2025
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Type:	Routine Management Reports
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Prepared by:	Wendy Kaufman Planning Services
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Recommended by:	General Manager of Planning and Growth
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File Number:	751-5/16-01
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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, 2026.

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, 2026, as outlined in the report entitled “120 Radisson Avenue, Chelmsford Extension 2025”, from the General Manager of Planning & Growth, presented at the Planning Committee meeting on August 11, 2025, and be amended as follows:

a) By deleting Condition (b) (i), which reads:

That prior to the enactment of the amending by-law the owner shall (i) Complete the outstanding works in conformity with Schedule “A” of the July 28, 2004 site plan control agreement to the satisfaction of the Director of Planning Services.

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.

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, 2026.

Proposal:

The applicant is requesting a one-year extension to 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, to change the zoning classification from M1", Mixed Light Industrial/Business Commercial to "M2(S)", Light Industrial Special. This is the fifth request for extension of conditional approval.

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 applicant has requested additional time to obtain site plan approval for the subject lands. Most of the land is subject to a site plan agreement from August 10, 2004, with some site works remaining uncompleted. Condition (b)(i) requires these works to be completed before the rezoning is passed. However, staff is recommending that Condition (b)(i) be deleted because a new site plan for entire site with updated features is being prepared, and the site should be developed in accordance with the new site plan.

In terms of the status of the new site plan, the applicant advises that, in the past year, both the required geotechnical report and sight line analysis have been completed, and revised site plans have been submitted.

The conditions, if updated, will read as follows:

- a) That the amending by-law for the M2(S), Light Industrial Special zoning include the following site-specific provisions:
 - i. To permit a corner side yard setback of 3.75 metres where 9.0 metres is required for the existing storage building having a maximum gross floor area of 468 square metres;
 - ii. To permit a building separation of 2.25 metres where 3.0 metres is required;

iii. Notwithstanding Section 4.28(b) of the By-law respecting the screening of outdoor storage, opaque fencing with a minimum height of 2.2 m shall be required within 3.0 to 9.0 m of the entire easterly lot line, within 3.0 to 9.0 m of the southerly lot line from the westerly lot line extending to the east to the southeast corner of Part 1, Plan 53R19705, within 3.0 to 9.0 m of the westerly lot line from a point 45 metres south of the northerly lot line extending to the south to the southerly lot line, and excepting the sight triangle at the intersection of Municipal Road 15 and Radisson Avenue, where an opaque fence surrounding all outdoor storage is required; and

iv. That the southerly lot line be deemed to be the front lot line.

b) That prior to the enactment of the amending by-law the owner shall:

ii) Enter into an amended Site Plan Control Agreement with the City, which amongst other matters, shall include the following:

1. The addition of the lands comprising Parts 1, 2, 5 & 6, Plan 53R-19705 abutting Municipal Road 15;
2. The removal of the existing driveway onto Municipal Road 15;
3. The screening of outdoor storage areas; and.
4. The provision of required landscaping abutting public roadways.

Planning staff circulated the application to Development Engineering, Infrastructure Capital Planning 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.
- There are several Building Permits in open and issued status that have not been rectified and/or completed.
- With respect to additional considerations related to this development, Building Services reserves further comment until comprehensive review of Building Permits and Site Plan Agreement. It should be noted that the requested building separation of 2.25m as well as the proximity of several other buildings will be subject to Ontario Building Code spatial separation requirements that will require upgraded fire protection requirements or may not be able to be brought into compliance and will need to be removed.

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

Summary:

The application for a one-year extension is the fifth request since initial approval was granted in June 2016. Planning Services Division recommends that the request for a one-year extension to June 14, 2026 be granted. In accordance with Sections 34(17) of the Planning Act no further notice of change to this application is required.