

Request for Decision

Consent referral request for Consent Application B85/2012 to B90/2012, 1 Montee Genereux, Chelmsford - Ronald Belanger

Presented To:	Planning Committee
Presented:	Monday, Oct 22, 2012
Report Date	Wednesday, Oct 03, 2012
Type:	Routine Management Reports

Recommendation

THAT the City of Greater Sudbury permit Consent Applications B0085/2012 to B0090/2012 on those lands described as PIN 73347-1442, Parcel 28993, Parts 2 & 3, Plan 53R-11818, Lot 11, Concession 3, Township of Rayside, to proceed by way of the consent process.

STAFF REPORT

Applicant:

Ronald Belanger

Location:

PIN 73347-1442, Parcel 28993, Parts 2 & 3, Plan 53R-11818, Lot 11, Concession 3, Township of Rayside (Montee Genereux, Chelmsford)

Application:

In accordance with Section 20.4.1 of the Official Plan, the Consent Official has referred the subject application for consent to the Planning Committee in order to determine whether the applications should be permitted to proceed by way of the consent process or alternatively if a plan of subdivision is required.

Proposal:

The applicant is seeking approval from the Consent Official to create six additional new urban residential dwelling lots having lot areas of approximately 732 m² (7,879.18 ft²) with approximately 18 m (59.06 ft) frontages onto Montee Genereux in Chelmsford. The lands were the subject of 13 previous consent applications that were submitted in 1988, which resulted in the creation of 13 new urban residential dwelling lots fronting onto Montee Genereux. The previous 13 new dwelling lots were authorized at the time to

Signed By

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 Senior Planner
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Reviewed By

Eric Taylor
 Manager of Development Services
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Recommended by the Division

Paul Baskcomb
 Director of Planning Services
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Recommended by the Department

Bill Lautenbach
 General Manager of Growth and Development
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Recommended by the C.A.O.

Doug Nadorozny
 Chief Administrative Officer
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proceed through the consent process by Regional Council.

Official Plan Conformity:

The portion of the subject lands that are the subject of the consent application are designated Living Area 1 in the Official Plan for the City of Greater Sudbury. Section 20.4.1 of the Official Plan for the City of Greater Sudbury outlines that, "... all proposals which have the effect of creating more than three new lots shall be considered as applications for a plan of subdivision, unless in Council's opinion a plan of subdivision is not necessary for the proper development of the area."

Site Description & Surrounding Land Uses:

The subject lands are located at the south-east corner of Montee Genereux and Municipal Road 35 in the community of Chelmsford. The lands have a total lot area of 2.26 ha (5.58 acres) and have approximately 160 m (524.93 ft) of lot frontage onto Montee Genereux. Surrounding uses are mixed with industrial uses to the north across Municipal Road 35, commercial uses to the west across Highway 144 and urban residential uses being located to the south.

Departmental & Agency Comments:

Development Engineering

No concerns.

Drainage

No comments.

Roads, Transportation and Traffic

No comments.

Operations

No comments.

Planning Considerations:

With respect to Section 20.4.1 of the Official Plan, staff has appropriately circulated the subject consent referral in order to determine whether the applications should be permitted to proceed by way of the consent process or alternatively if a plan of subdivision is required. Staff advises that circulated departments have not identified any works to be completed in order to accommodate the six proposed additional residential dwelling lots.

Staff has also reviewed the development proposal in detail and confirms that the severed lots will require a rezoning from "R1-1", Low Density Residential One to "R1-5", Low Density Residential One in order to accommodate the proposed lot areas of 732 m² (7,879.18 ft²) with 18 m (59.06 ft) lot frontages onto Montee Genereux. The above noted rezoning should be applied as a condition of consent. Staff have also reviewed the proposed retained lot which presently contains a single-detached dwelling. The retained lot would provide for approximately 36 m (118.11 ft) of frontage onto Montee Genereux and have a lot area of approximately 1.7 ha (4.39 acres). The retained lands would also require a variance in order to recognize the reduced lot frontage (36.6 m whereas 45m are required in the R1-1 zone) that would result should the consents be approved.

Staff advises that in general there are no land use planning matters which would prescribe the subdivision process as the preferred method for lot creation in this case. It is on this basis therefore that staff

recommends that it would appropriate for the proposed new lot to proceed by way of the consent process.



