

Request for Decision

Consent referral request for Consent Application B91/2012, 611 Moxam Landing Road, Lively - Charles & Jacqueline Sullivan

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 Application B0091/2012 on those lands described as PIN 73374-0278, Parcel 26930, Part 10, Plan 53R-9339, Lot 2, Concession 2, Township of Waters, to proceed by way of the consent process.

STAFF REPORT

Applicant:

Charles & Jacqueline Sullivan

Location:

PIN 73374-0278, Parcel 26930, Part 10, Plan 53R-9339, Lot 2, Concession 2, Township of Waters (611 Moxam Landing Road, Lively)

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 one additional new rural residential dwelling lot having a lot area of approximately 5.5 ha (13.59 acres) with approximately 93 m (305.12 ft) of frontage onto Moxam Landing Road in Lively. The lands have been the subject previous consent applications between 1982 and 2008 which resulted in the creation of seven new dwelling lots fronting onto Moxam Landing Road.

Signed By

Report Prepared By

Glen Ferguson
 Senior Planner
Digitally Signed Oct 3, 12

Reviewed By

Eric Taylor
 Manager of Development Services
Digitally Signed Oct 3, 12

Recommended by the Division

Paul Baskcomb
 Director of Planning Services
Digitally Signed Oct 3, 12

Recommended by the Department

Bill Lautenbach
 General Manager of Growth and Development
Digitally Signed Oct 3, 12

Recommended by the C.A.O.

Doug Nadorozny
 Chief Administrative Officer
Digitally Signed Oct 10, 12

Official Plan Conformity:

The portion of the subject lands that are the subject of the consent application are designated Rural in the Official Plan for the City of Greater Sudbury. Section 5.2.2 of the Official Plan permits no more than three new lots to be created from a single parent rural parcel based on the adoption date of the Plan.

Further to the above-noted lot creation policies, 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 on the west side of Moxam Landing Road in the community of Lively. Finnwoods Road is located to the north and Long Lake is situated to the south of the subject lands. The lands have a total lot area of approximately 11.15 ha (27.56 acres) and have approximately 650 m (2,132.56 ft) of frontage onto the west side of Moxam Landing Road. The parcel also includes lands on the south side of Moxam Landing Road where the road turns toward Little Round Lake. This portion of the subject lands have approximately 230 m (754.59 ft) of frontage onto Moxam Landing Road.

Departmental & Agency Comments:

Development Engineering

No concerns.

Drainage

No comments.

Nickel District Conservation Authority

Most of the subject lands are in an area regulated by the Nickel District Conservation Authority. Therefore, the applicant should be advised that a Section 28 application under the Conservation Authorities Act will be required as a condition of consent.

Roads, Transportation and Traffic

No comments.

Operations

No comments.

Planning Considerations:

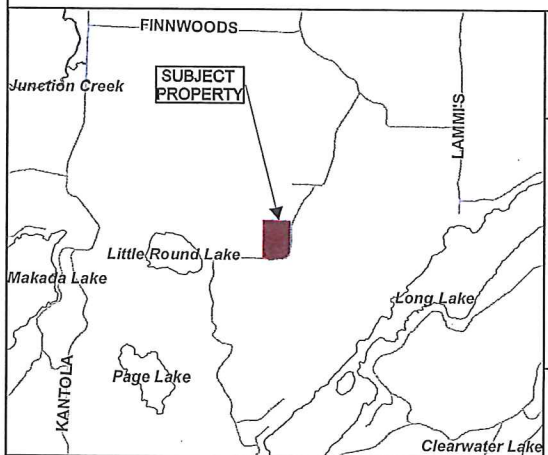
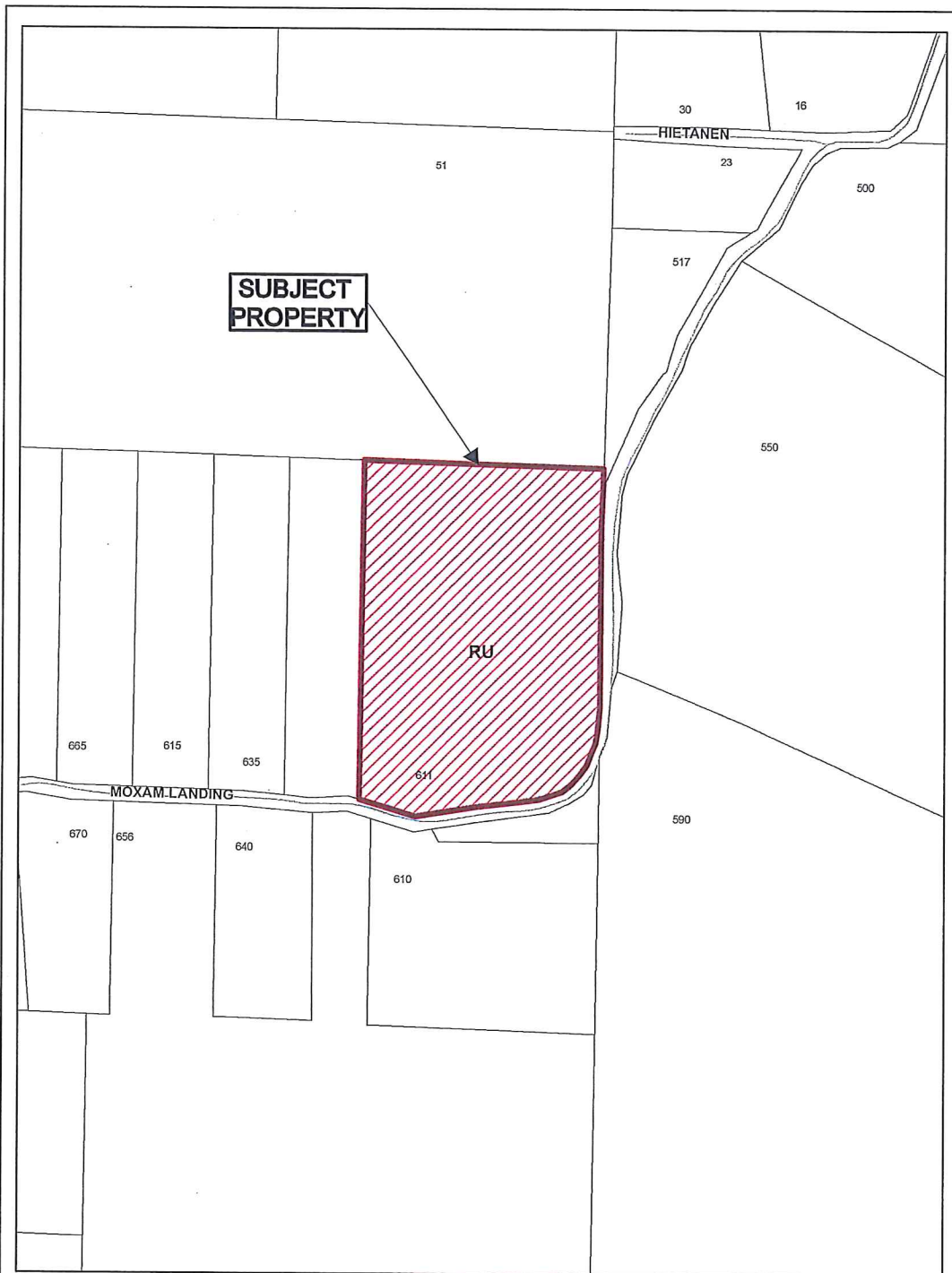
The lands are designated Rural in the Official Plan. Staff notes that one lot has been created (Consent Application B0115/2008) since the adoption of the Official Plan in June 2006. The development proposal therefore conforms with rural lot creation policies under Section 5.2.2 of the Plan.

With respect to Section 20.4.1, 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 proposed one additional rural residential dwelling lot.

Staff has also reviewed the development proposal in detail and confirms that both the severed and retained

lands would meet lot area and lot frontage requirements under By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury. The proposed retained lands are presently vacant and any new construction would be required to comply with yard setback, lot coverage and building height development standards as required within the "RU", Rural Zone. Staff also note that there is an existing single-detached dwelling on the proposed severed portions which appears to comply with all yard setback and lot coverage requirements for the RU Zone.

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.



Consent Application



Subject Property being PIN 73374-0278,
Pcl. 26930, Part 10, 53R-9339, Lot 2, Con.
2, Twp of Waters, 611 Moxam Landing Rd.,
Lively, City of Greater Sudbury

Sketch 1
NTS

B91/2012
Date: 2012 09 28

T10°50'W 552.386(P)

THE NORTH HALF OF CONCESSION 2

NOT SUITABLE FOR MONUMENTATION

141.168

NOT SUITABLE FOR MONUMENTATION

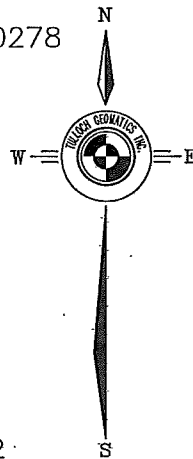
141.635

MARSHY AREA UNDER WATER NOT SUITABLE FOR MONUMENTATION

PIN 73374-0278

N00°49'20"E 185.164

PIN 73374-0278



CONCESSION

2

PIN 73374-0278

SIB (M)

EDGE OF MARSH

PART

N45°14'00"E

156.086

C-485
E-9342

4.735

SIB (M)

N00°49'20"E(M) 215.859(P2&M) N00°45'40"E(P2) 1320.38'

EXISTING DWELLING

PIN 73374-0278

1/20 F

PART 10
PLAN 53R-9339
PIN 73374-0278

PIN 73374-0278

N00°49'20"E(M)

61.3'

60.638(P&M)

82.506(P&M)

21.325

SIB (O&S)

N27°11'26"E 121.897

SIB (O&S)

N81°02'46"E(M) N80°55'50"E(P)
74.101'(P&M)

COA - sullivan 2/2

N 73374-0278

TRAVELED ROAD KNOWN AS
TRAILING ROAD

SURVEYOR'S CERTIFICATE