

Date: August 13, 2020

STAFF REPORT

Applicant:

Carole Voutier

Location:

PIN 73494-0471, Parcel 28950 S.E.S., Part of Lots 21 & 22, Plan M-195 in Lot 6, Concession 1, Township of Garson (66-68 Eva Street, Garson)

Application:

To amend [By-law 2010-100Z](#) being the City of Greater Sudbury Zoning By-law from "R2-2", Low Density Residential Two to "R2-2(S)", Low Density Residential Two Special.

Proposal:

An application for rezoning was submitted in May 2018 in order to permit a triplex dwelling by recognizing an existing third unit. Site-specific relief is required for three (3) parking spaces where five (5) are required for a triplex dwelling.

Background:

The following recommendation PL2018-143 was passed by Planning Committee and ratified by City Council on August 14, 2018:

THAT the City of Greater Sudbury approves the application by Carole Voutier to amend Zoning By-law 2010-100Z by changing the zoning classification from "R2 2", Low Density Residential Two to "R2-2(S)", Low Density Residential Two Special on lands described as PIN 73494-0471, Parcel 28950 S.E.S., Part of Lots 21 & 22, Plan M-195 in Lot 6, Concession 1, Township of Garson, as outlined in the report entitled "Carole Voutier" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of August 14, 2018, subject to the following conditions:

- a) That prior to the adoption of the amending by-law, the owner shall submit a building permit application addressing the third dwelling unit to the satisfaction of the Chief Building Official;
- b) That the amending by-law includes the following site-specific provisions:
 - i) A maximum of three (3) dwelling units shall be permitted within the existing main building;
 - ii) A minimum 171 m² of lot area per dwelling unit shall be provided;
 - iii) A minimum of one (1) parking space per dwelling unit shall be provided in the rear yard.
- c) Conditional approval shall lapse on August 14, 2020 unless Condition a) above has been met or an extension has been granted by Council.

To date, the building permit condition remains outstanding and the amending by-law has not been enacted.

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Planning considerations:

The initial Planning report and minutes from the meeting on August 14, 2018 are attached for review. Although the owner has submitted a permit application, additional drawings are required by Building Services. The owner advised that there has been difficulty securing a designer, which has delayed the process.

Given the above circumstances, a three-month extension is appropriate and should be sufficient time to finalize the permit application to the satisfaction of Building Services. Planning Services recommends that the rezoning extension be approved.