

Meeting minutes - August 14, 2018

Carole Voutier - Application for rezoning in order to permit a triplex dwelling by recognizing an existing third unit and providing relief for required parking, 66-68 Eva Street, Garson

**The Planning Committee meeting was adjourned and the Public Hearing was opened to deal with the following application:**

Report dated July 13, 2018 from the General Manager of Growth and Infrastructure regarding Carole Voutier - Application for rezoning in order to permit a triplex dwelling by recognizing an existing third unit and providing relief for required parking, 66-68 Eva Street, Garson.

Carole Voutier, the applicant, was present.

Mauro Manzon, Senior Planner, outlined the report.

Mauro Manzon, Senior Planner, stated that there is no documentation for this file that would explain why the property was non-complaint in the 1990's.

Jason Ferrigan, Senior Planner, stated that this application is a historic situation that they are dealing with. Business practices have changed since the 1990's and they now work closely with colleagues in By-law Services to make sure the necessary steps are taken to make sure that each applicant is in compliance.

Ms. Voutier stated that she has owned the property for two (2) years and she is aware that it has been rented for over twenty (20) years prior to that. At this time she would like to correct the issue and bring the unit into compliance.

The Chair asked whether there was anyone in the audience who wished to speak in favour or against this application and seeing none:

**The Public Hearing concerning this matter was closed and the Planning Committee resumed in order to discuss and vote on the application.**

The following resolution was presented:

PL2018-143 Landry-Altmann/Sizer: 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 m<sup>2</sup> 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.

**YEAS:** Councillors Lapierre, Jakubo, Sizer, McIntosh, Landry-Altmann  
**CARRIED**

As no public comment, written or oral, was received, there was no effect on the Planning Committee's decision.