

**Date: December 1, 2017**

## **STAFF REPORT**

### **Applicant:**

Rheal Belanger

### **Location:**

Part of PINs 73350-0043 & 73348-0237, Part of Parcels 1412 & 2204, Lots 3 & 4, Concession 2, Township of Balfour (3171 & 3181 Highway #144, Chelmsford)

### **Application:**

The original application for rezoning for which an extension is being applied for sought to amend By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury by changing the zoning classification of the subject lands from "RU(27)", Rural Special and "R1-5(6)", Low Density Residential One Special to "R1-5", Low Density Residential One and to amend the existing "R1-5(6)", Low Density Residential One Special on the north-easterly portion.

### **Proposal:**

Staff received a letter from the owner dated October 25, 2017, requesting that the rezoning approval be extended for an additional one year until November 4, 2018. The owner has advised that they continue to work on the conditions of approval that were ratified by Council initially on November 4, 2014. There has been one previous extension to the rezoning approval, which was ratified by Council on January 24, 2017. The rezoning once completed would facilitate the creation of two urban residential dwelling lots fronting Leonard Street and two urban residential dwelling lots fronting Highway #144 in Chelmsford.

### **Site Description & Surrounding Land Uses:**

The subject lands are located on the south side of Highway #144 and extend in behind the rear of those dwelling lots which front Bathurst Street and Leonard Street in Chelmsford. The entire property which the subject lands form part of has a total lot area of approximately 26.31 ha (65 acres) with approximately 80 m (262.47 ft) of frontage onto Highway #144. The lands presently contain two single-detached dwellings with accessory buildings which are accessed via an existing shared driveway onto Highway #144. The new dwelling lots which would front Bathurst Street (Area C) and Leonard Street (Area D) are vacant. The applicant has also indicated that the balance of the lands to the south is to be merged with the parcel to the south zoned "M5", Extractive Industrial and is known municipally as 10 Bradley Avenue.

Surrounding uses are predominantly residential in nature with a general mix of both urban residential and rural residential lots. Urban residential lots exist in the immediate area along Aurore Avenue, Leonard Street, Bathurst Street and further to the east in the urban community of Chelmsford. Larger rural residential lots exist to the west outside of the urban area. There are also several commercial and industrial uses located along Highway #144.

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**Planning Considerations:**

The application for rezoning was originally approved by Planning Committee through recommendation PL2014-205 on November 3, 2014 and ratified by Council on November 4, 2014. The approval was conditional upon the owner providing a registered survey of the lands to be rezoned in order to allow for the preparation of an amending zoning by-law.

The agent for the owner has indicated that they continue to work toward providing a registered survey to the satisfaction of the Planning Services Division. Staff has reviewed the request and has no concerns with a further one year extension at this time.

**Summary:**

The owner has indicated to staff that they wish to continue pursuing the rezoning of the subject lands which would facilitate the creation of two urban residential dwelling lots fronting Leonard Street and two urban residential dwelling lots fronting Highway #144 in Chelmsford. The rezoning approval granted by Council is conditional upon a registered survey being provided to the Planning Services Division in order to allow for the preparation of an amending zoning by-law. Staff is supportive of and recommends approval of the request to further extend the rezoning approval as it pertains to the subject lands for a period of one year until November 4, 2018.