

MINUTES – NOVEMBER 3, 2014

APPLICATION FOR REZONING IN ORDER TO PERMIT THE DEVELOPMENT OF FOUR (4) SINGLE-DETACHED DWELLING LOTS, HIGHWAY 144, BATHURST STREET & LEONARD STREET, CHELMSFORD – RHEAL BELANGER

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

Report dated October 17, 2014 was received from the Acting General Manager of Growth and Development regarding an application for rezoning in order to permit the development of four (4) single-detached dwelling lots, Highway 144, Bathurst Street & Leonard Street, Chelmsford – Rheal Belanger.

Dave Dorland, agent for the applicant, was present.

The Manager of Development Approvals outlined the application to the Committee.

Mr. Dorland stated that his client is satisfied with the report with the exception of the 26 metre setback requirement. He believes that it is not necessary to have the house set back away from the street. He understands the requirement is for future street development but feels that it is an unnecessary constraint and requested the requirement be eliminated from the recommendation.

The Manager of Development Approvals explained the lands south of the property are designated rural and are located outside the Urban Expansion area. He stated the requirement for the set back is for the future extension of the street system.

Mr. Dorland stated that his client has sold the lot and feels that the house should face north, as the other homes on the street do. He stated that he understands the need to be able to extend the road in the future but believes the set back requirement will compromise the opportunity to develop the land if the home is built to the rear of the property.

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 recommendation was presented:

PL2014-205 Craig/Dutrisac: THAT the City of Greater Sudbury approve the application by Rheal Belanger to amend Zoning By-law 2010-100Z by changing the zoning classification 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 of those lands described as Part of PINs 73350-0043 & 73348-0237, Part of Parcels 1412 & 2204, Lots 3 & 4, Concession 2, Township of Balfour subject to the following conditions:

1. That prior to the enactment of the amending by-law the owner shall submit to the Planning Services Division a registered survey of the lands to be rezoned in order to allow the preparation of the by-law; and,

2. That the amending by-law contain the following site-specific provisions to the "R1-5" zone standards:
- a) Minimum Setback for a dwelling on Areas A, B and C of 150 metres from the Sewage Plant tanks located on Part 1, Plan 53R-4758; and,
 - b) Alterations to the "R1-5(6)" Zone with respect to minimum lot areas and frontage for Areas A and B be recognized based on a registered survey plan provided to the Planning Services Division to the satisfaction of the Director of Planning Services.

YEAS: Councillors Dutrisac, Craig, Caldarelli

CARRIED