

Date: December 4, 2017

## STAFF REPORT

### Applicant:

Julie Ouellette

### Location:

PIN 73381-0316, Lot 2 & Part of Lot 3, Plan M-427, Parts 1 & 2, Plan 53R-14994, Lot 2, Concession 3, Township of Graham (10 Mary Avenue, Naughton)

### 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 "I", Institutional to "R1-5", Low Density Residential One.

### Proposal:

Staff received a letter from the owner dated November 27, 2017, requesting that the approval be extended for an additional one year until December 9, 2018. The owner has advised that they continue to work on the conditions of approval that were ratified by Council on December 9, 2014. One previous extension has been provided by Planning Committee following the approval of resolution PL2017-10, which was ratified by Council on January 24, 2017. The rezoning once completed would facilitate the conversion of a former place of worship to a single-detached residential dwelling.

### Site Description & Surrounding Land Uses:

The subject lands are located on the west side of Mary Avenue and to the south of Municipal Road #55 in the community of Naughton. Simon Lake is situated to the south of the subject lands. The lands have a total lot area of 1,497.27 m<sup>2</sup> (16,117 ft<sup>2</sup>) with approximately 48 m (160 ft) of frontage onto Mary Avenue and a lot depth of approximately 30 m (100 ft). The lands presently contain a former place of worship building which the owner has purchased and intends to convert into a single-detached residential dwelling. The lands also contain a cleared, gravel surfaced former parking area to the north of the existing building. Surrounding uses along Mary Avenue are urban residential in nature with the predominant built-form being single-detached dwellings. The Naughton Community Centre is located to the immediate west of the subject lands and is accessed from Municipal Road #55. There is also a more general mix of land uses to the north along Municipal Road #55 including commercial, rural, and open space uses.

### Planning Considerations:

The application for rezoning was originally approved by Planning Committee through recommendation PL2014-215 on November 24, 2014 and ratified by Council on December 9, 2014. The approval was conditional upon the owner providing a satisfactory Record of Site Condition to Building Services and confirmation on the location of the existing sanitary sewer connection and if needed the completion of the improper servicing agreement. The rezoning approval has been extended previously for a period of one year and is set to expire again on December 9, 2017.

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The owner attended the City recently and has advised staff that they continue to work toward the preparation of a Record of Site Condition as was requested by Building Services prior to the passing of an amending zoning by-law. The owner also continues to work on confirming the location of the existing sanitary sewer connection which may result in an improper servicing agreement to the satisfaction of the General Manager of Growth and Infrastructure prior to passing an amending zoning by-law.

The owner has indicated that they continue to work toward satisfying the conditions of rezoning the lands and have requested a one year extension to the rezoning approval. Staff has reviewed the request and has no concerns with a further one year extension at this time.

A copy of both the initial staff report approving the rezoning, as well as a copy of the approved Planning Committee minutes which extended the approval previously are attached to this report for information purposes.

**Summary:**

The owner has indicated to staff that they wish to continue pursuing the rezoning of the subject lands which would permit the conversion of a former place of worship to a single-detached dwelling. The rezoning approval granted by Council is conditional upon a Record of Site Condition being provided and that the location of the existing sanitary sewer connection be confirmed and if required an improper servicing agreement be entered into between the owner and the City. Staff is supportive of and recommends approval of the request to extend the rezoning approval as it pertains to the subject lands for a period of one year until December 9, 2018.