

B0007-2024 – 601 Notre Dame Street West, Azilda

Presented To:	Planning Committee
Meeting Date:	April 15, 2024
Type:	Routine Management Reports
Prepared by:	Bailey Chabot Planning Services
Recommended by:	General Manager of Growth and Infrastructure
File Number:	B0007/2024

Report Summary

This report provides a recommendation regarding a consent referral to create one new urban lot in addition to the urban lots already created by way of the consent process.

Resolution

THAT the City of Greater Sudbury approves the request by James Belanger to allow Consent Application B0007/2024 on those lands described as PIN 73347-0875, Parcel 6889, Part 19 on Plan 53R-14952, Part Lot 7, Concession 2, Township of Rayside (601 Notre Dame Street West, Azilda), to proceed by way of the consent process, as outlined in the report entitled “B0007-2024 – 601 Notre Dame Street West, Azilda” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of April 15, 2024.

Relationship to the Strategic Plan, Health Impact Assessment and Climate Action Plans

The request to create one new urban lot in addition to several urban lots already created by way of the consent process as opposed to requiring a plan of subdivision is an operational matter under the Planning Act to which the City is responding.

Financial Implications

There are no financial implications associated with this report.

STAFF REPORT

Applicants:

James Belanger

Location:

PIN 73347-0875, Parcel 6889, Part 19 on Plan 53R-14952, Part Lot 7, Concession 2, Township of Rayside (601 Notre Dame Street West, Azilda)

Official Plan and Zoning By-law:

[Official Plan](#)

The subject lands are designated Living Area 1 in the Official Plan for the City of Greater Sudbury.

Section 19.4.1.a. of the City's Official Plan requires "that all proposals which have the effect of creating more than three new lots be process as applications for a Plan of Subdivision, unless in The City's opinion a Plan of Subdivision is not necessary for the proper development of the area".

[Zoning By-law](#)

The subject lands are presently zoned "R1-5", Low Density Residential 1 under By-law 2010-100Z being the Zoning By-Law for the City of Greater Sudbury. The "R1-5" Zone permits a single-detached dwelling, bed and breakfast establishment within a single-detached dwelling and having a maximum of two guest rooms, a group home type 1 within a single-detached dwelling and having a maximum of ten beds, and a private home daycare.

The request from the owner would not change the zoning classification of the subject lands.

Site Description & Surrounding Land Uses:

The subject lands are located on the south side of Notre Dame Street West and on the west side of Montee Principale in Azilda. The lands have a total area of 6.74 ha (16.66 acres) with a lot frontage of approximately 34.5 metres along Notre Dame Street West and approximately 74 metres of total frontage along Montee Principale. The majority of the lands are vacant and historically used for agricultural purposes. There are several accessory structures along the westerly property line. The principal use of the property is residential, with a single detached dwelling at the northeast corner of the parcel, at the southwest corner of the intersection of Notre Dame Street West and Montee Principale. There is municipal water and wastewater along Notre Dame Street West and Montee Principale. Surrounding uses are primarily low density residential development to the north, east, and south, with vacant lands to the west, and high density residential development to the northeast.

Application:

In accordance with Section 19.4.1 of the Official Plan, the Consent Official has referred the subject applications for consent to the Planning Committee and Council in order to determine whether the proposed lot creation should be permitted to proceed by the way of the consent process, or alternatively if a plan of subdivision is required.

Proposal:

The owner is seeking approval from the Consent Official to create one additional new urban lot having a minimum lot frontage of 21.3 m (69.9 ft) on Montee Principale.

The parent parcel of land has been the subject of a number of previous applications for consent that resulted in a cluster of new lots having frontage on Notre Dame Street West and Montee Principale.

Planning Considerations:

The lands have been the subject of a number of previous consent applications to create urban lots (Files # B0517/1990, B0518/1990, B0519/1990, B0520/1990, B0521/1990, B0523/1990, B0188/1992, B0189/1992, B0190/1992, B0191/1992, B0192/1992, B0058/2005, B0059/2005, and B0060/2005).

With respect to Section 19.4.1 of the City's Official Plan, staff note that a fulsome review of the proposal would be conducted by internal departments and external agencies through the consent process. Any concerns identified with the proposal are able to be addressed through the consent process, by amendments to the application, conditions of approval, or refusal of the application. Staff further advises that no land use planning matters which would prescribe the subdivision planning process as the preferred method for lot creation in this case have been identified during the review of the request.

Summary:

Staff has reviewed the consent referral request and advises that in general there are no land use planning matters which would prescribe the subdivision planning process as the preferred method for lot creation in this case. It is on this basis that staff recommends that it would be appropriate for the proposed new urban lot to be created by way of the consent process.