

**APPLICATION FOR REZONING IN ORDER TO PERMIT A MULTIPLE DWELLING WITH FOUR (4) UNITS ON A LOT ZONED FOR A LOW DENSITY RESIDENTIAL USE, HOWEY DRIVE - L. S. BOCK DEVELOPMENTS INC.**

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

Report dated February 14, 2011 was received from the General Manager of Growth and Development regarding an application for rezoning in order to permit a multiple dwelling with four (4) units on a lot zoned for a low density residential use, Howey Drive - L. S. Bock Developments Inc.

Adrian Bortolussi, agent for the applicant, was present.

Letter of objection dated February 22, 2011 was received from Bonnie McAlister, area resident.

The Director of Planning Services outlined the application to the Committee.

Mr. Bortolussi stated the property owner reviewed the plans and felt it was appropriate to move the building closer to the train tracks to keep the front yard available for parking. If the building is built close to the road the visibility for the neighbor to the east would be blocked. The property will require a setback whether the building is close to the road or the train tracks. He does not believe there will be an impact on traffic. He is aware a neighbour has concerns regarding the location of the building and is willing to move it to the originally planned position.

Gerald Chamberland, adjoining property owner, questioned how the applicant will be attaching the water and sewage services for the property as the previous owner had difficulties with blasting and was not able to remove the rock. He is also concerned with damage to his property should there be any blasting.

The Supervisor of Development Engineering stated the building permit will include requirements for pre and post blasting reports.

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:

2011-48 Belli - Rivest: That the application by L.S. Bock Developments Inc. to amend By-law 2010-100Z being the City of Greater Sudbury Zoning By-law by changing the zoning classification of lands described as PIN 73582-0090, Lot 116, Plan M-131 in Lot 3, Concession 3, Township of McKim from "R2-2", Low Density Residential Two to "R3-Special", Medium Density Residential Special be denied.

**YEAS: Councillors Belli, Craig, Dutrisac, Rivest, Kilgour**

**CARRIED**

The Committee denied the application due to the small size of the lot, insufficient setbacks, impact on the adjoining neighbours, potential negative impact for snow removal, lack of room for planting strips and insufficient room for parking.