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Planning Committee Resolutions



Moved By Councillor McCausland No. PL2020-64

Seconded By Councillor Kirwan Date Monday, June 22, 2020

Resolution regarding the Official Plan Amendment:

THAT the City of Greater Sudbury approves the application by 1232252 Ontario Inc. to amend the City of Greater Sudbury Official Plan by changing the land use designation on a portion of the subject lands from Living Area 1 to Mixed Use Commercial on those lands described as Part of PIN 73580-0576, Part 1, Plan 53R-20634, Lot 1, Concession 4, Township of McKim, as outlined in the report entitled "1232252 Ontario Inc.", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on June 22, 2020.

YEAS:

McCausland
Kirwan
Sizer
Landy-Altman
Cormier

<p>CARRIED Monday, June 22, 2020</p> <p><u><i>Sam Cormier</i></u> Councillor Cormier, Chair</p> <p><i>Committee Resolutions are not ratified until approved by City Council.</i></p>
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P417
2.

Planning Committee Resolutions



Moved By Councillor McCausland No. PL2020-65

Seconded By Councillor ^{Kirwan} McCausland Date Monday, June 22, 2020

As Amended

Resolution regarding the Zoning By-law Amendment:

THAT the City of Greater Sudbury approves the application by 1232252 Ontario Inc. to amend Zoning By-law 2010-100Z by changing the zoning classification on a portion of the subject lands from "R3-1.D59(24)", Medium Density Residential Special to "C2(S)", General Commercial Special on those lands described as Part of PIN 73580-0576, Part 1, Plan 53R-20634, Lot 1, Concession 4, Township of McKim, as outlined in the report entitled "1232252 Ontario Inc.", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on June 22, 2020, subject to the following condition:

1. That the amending zoning by-law include the following site-specific provisions:
 - a. That all "C2" land uses except for an animal shelter, automotive leasing establishment, automotive lube shop, car wash, dry cleaning establishment, funeral home, ~~long-term care facility~~, mobile home dealership, modular home dealership, service trade and taxi stand; ~~be permitted~~
 - b. That a retirement home containing a maximum of 160 guest rooms also be permitted; and,
 - c. That those development standards associated with the retirement home permission in the existing "R3-1.D59(24)" Zone be incorporated where necessary and appropriate in the requested "C2(S)" Zone.

YEAS:

McCausland
Kirwan
Sizer
Landy-Altman
Cormier

<p>CARRIED Monday, June 22, 2020</p> <p><u><i>Sen Cormier</i></u> Councillor Cormier, Chair</p> <p><i>Committee Resolutions are not ratified until approved by City Council.</i></p>
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Planning Act Requirements

Public Hearing No. 1

Regarding Resolution No. PL2020- 64/65

Date: June 22, 2020

Option 1:

- ☐ As no public comment, written or oral, has been received, there was no effect on the Planning Committee's decision.

Option 2:

- ☒ Public comment has been received and considered and had no effect on Planning Committee's decision as the application represents good planning.

Option 3:

- ☐ Public comment has been received and considered and has effected Planning Committee's decision in the following manner:

a) _____

b) _____

c) _____

d) _____

e) _____


Councillor Cormier, Chair



Planning Committee Resolutions

Moved By Councillor McCausland No. PL2020-666
Seconded By Councillor Sizer Date Monday, June 22, 2020

THAT the City of Greater Sudbury approves the Official Plan Amendment and Zoning By-law Amendment to implement Bill 108 with respect to additional residential units, as outlined in the report entitled "Bill 108 Implementation: Official Plan and Zoning By-law Amendments", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on June 22, 2020.

YEAS:
McCausland
Kirwan
Sizer
Lanchoy-Altmann
Cormier

CARRIED
Monday, June 22, 2020

Councillor Cormier, Chair
Committee Resolutions are not ratified until approved by Council

Planning Act Requirements

Public Hearing No. 2

Regarding Resolution No. PL2020-106

Date: June 22, 2020

Option 1:

- ☒ As no public comment, written or oral, has been received, there was no effect on the Planning Committee's decision.

Option 2:

- ☐ Public comment has been received and considered and had no effect on Planning Committee's decision as the application represents good planning.

Option 3:

- ☐ Public comment has been received and considered and has effected Planning Committee's decision in the following manner:

a) _____

b) _____

c) _____

d) _____

e) _____



Councillor Cormier, Chair



Planning Committee Resolutions

Moved By	<u>Councillor Cormier</u>	No.	<u>PL2020-67</u>
Seconded By	<u>Councillor SEER Landry Altmann</u>	Date	<u>Monday, June 22, 2020</u>

THAT the City of Greater Sudbury approves Consent Agenda Items C-1 to C-5.

CARRIED
Monday, June 22, 2020


Councillor Cormier, Chair

*Committee Resolutions are not ratified
until approved by Council*

Moved By Councillor Cormier No. PL2020- 68

Seconded By Councillor Landry Altman Date Monday, June 22, 2020

THAT the City of Greater Sudbury's delegated official be directed to amend the conditions of draft approval for a plan of subdivision on those lands described as PIN 73377-1463, Part of Parcel 22159 A SWS, Lot 8, Concession 5, Township of Waters, File #780-8/08011, as outlined in the report entitled "Dalron Construction Ltd.", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on June 22, 2020, upon payment of Council's processing fee in the amount of \$2,273.00 as follows:

1. By adding the following words "The owner shall be responsible for the legal costs of preparing and registering any required lot grading agreement." at the end of Condition #5;
2. By deleting Conditions #6, #7, #8 and #30 entirely;
3. By deleting Condition #29 and replacing it with the following: "29. That this draft approval shall lapse on May 8, 2023."; and,
4. By adding a new Condition #39 as follows:

"39. A storm-water management report and associated plans must be submitted by the Owner's Consulting Engineer for approval by the City. The report must address the following requirements:

- a) The underground storm sewer system within the plan of subdivision must be designed to accommodate and/or convey the minor storm flow, that is, the rainfall runoff resulting from the subject site and any external tributary areas using the City's two year design storm. The permissible minor storm discharge from the subject development must be limited to the existing pre-development site runoff resulting from a two year design storm. Any resulting post development runoff in excess of this permissible discharge rate must be controlled and detained within the plan of subdivision;
- b) The overland flow system within the plan of subdivision must be designed to accommodate and/or convey the major storm flow, that is, the rainfall runoff resulting from the subject site and any external tributary areas using the City's 100 year design storm or Regional storm event, whichever is greater, without causing damage to proposed and adjacent public and private properties. The permissible major storm discharge from the subject development must be limited to the existing pre-development runoff resulting from a 100 year design storm or Regional storm event, whichever is greater;
- c) "Enhanced" level must be used for the design of storm-water quality controls as defined by the Ministry of the Environment, Conservation and Parks;
- d) Storm-water management must follow the recommendations of the Junction Creek Sub-watershed Study;
- e) The drainage catchment boundary including external tributary catchments and their respective area must be clearly indicated with any storm-water management plan; f) The final grading of the lands shall be such that the surface water originating on or tributary to the said lands, including roof water from buildings and

surface water from paved areas, will be discharged in a manner satisfactory to the General Manager of Growth and Infrastructure;

g) Minor storm drainage from the plan of subdivision shall not be drained overland onto adjacent properties;

h) Existing drainage patterns on adjacent properties shall not be altered unless explicit permission is granted; and,

i) The owner shall be responsible for the design and construction of any required storm-water management works to the satisfaction of the General Manager of Growth and Infrastructure as part of the servicing plans for the subdivision and the owner shall dedicate the lands for storm-water management works as a condition of this development."





Planning Committee Resolutions

Moved By	<u>Councillor Cormier</u>	No.	<u>PL2020-69</u>
Seconded By	<u>Councillor Lendry-Altmann</u>	Date	<u>Monday, June 22, 2020</u>

THAT the City of Greater Sudbury's delegated official be directed to amend the conditions of draft approval for a plan of subdivision on those lands described as PINs 73475-1373 & 73478-9526, Parts 1 to 19, Plan 53R-14976, Township of Broder, File # 780-6/93009, in the report entitled "Dalron Construction Ltd." from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on June 22, 2020, upon payment of Council's processing fee in the amount of \$711.25 as follows:

1. By replacing the words "Ministry of the Environment and Energy" with "Ministry of the Environment, Conservation and Parks" in Condition #11;
2. By deleting the words "sediment control plan" and replacing them with "erosion and sediment control plan" in Condition #12;
3. By deleting Condition #25;
4. By deleting the words "That prior to the signing of the final plan the Planning Services Division is to be advised by the Nickel District Conservation Authority that Condition #12 has be complied with to their satisfaction" in Condition #26 and replacing them with "That prior to the signing of the final plan the Planning Services Division is to be advised by the Nickel District Conservation Authority that Condition #12 and #14 has be complied with to their satisfaction.";
5. By deleting Condition #28 and replacing it with the following:
6. "28. That this draft approval shall lapse on April 16, 2022.";
7. By deleting Condition #36 and replacing it with the following:
 "36. A storm-water management report and associated plans must be submitted by the Owner's Consulting Engineer for approval by the City. The report must address the following requirements:
 - a) The underground storm sewer system within the plan of subdivision must be designed to accommodate and/or convey the minor storm flow, that is, the rainfall runoff resulting from the subject site and any external tributary areas using the City's two year design storm. Any resulting post development runoff in excess of the two year design storm must be conveyed through overland flow system to the City owned land to the east;
 - b) "Enhanced" level must be used for the design of storm-water quality controls as defined by the Ministry of the Environment, Conservation and Parks;
 - c) The drainage catchment boundary including external tributary catchments and their respective area must be clearly indicated with any storm-water management plan;
 - d) The final grading of the lands shall be such that the surface water originating on or tributary to the said lands, including roof water from buildings and surface water from paved areas, will be discharged in a

manner satisfactory to the General Manager of Growth and Infrastructure;

e) Minor storm drainage from the plan of subdivision shall not be drained overland onto adjacent properties;

f) Existing drainage patterns on adjacent properties shall not be altered unless explicit permission is granted; and,

g) The owner shall be responsible for the design and construction of any required stormwater management works to the satisfaction of the General Manager of Growth and Infrastructure as part of the servicing plans for the subdivision and the owner shall dedicate the lands for storm-water management works as a condition of this development."

CARRIED

Monday, June 22, 2020


Councillor Cormier, Chair

*Committee Resolutions are not ratified
until approved by Council*

Moved By Councillor Cermier No. PL2020-70
Seconded By Councillor Landry-Altmann Date Monday, June 22, 2020

THAT the City of Greater Sudbury's delegated official be directed to amend the conditions of draft approval for a plan of subdivision on those lands described as Parcel 49532 SES, Lots 163-165, Plan M-423, Lot 2, Concession 2, Township of McKim, File #780-6/03001, as outlined in the report entitled "Dalron Construction Ltd.", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on June 22, 2020, upon payment of the processing fee in the amount of \$910.58 as follows:

1. By deleting "50.(1)" in Condition #8 and replacing it with "50.1(1)";
2. By deleting Condition #10 and replacing it with the following:

"10. Prior to the submission of servicing plans, the owner shall, to the satisfaction of the Director of Planning Services, provide an updated geotechnical report prepared, signed, sealed, and dated by a geotechnical engineer licensed in the Province of Ontario. Said report shall, as a minimum, provide factual information on the soils and groundwater conditions within the proposed development. The report should also include design information and recommend construction procedures for storm and sanitary sewers, storm-water management facilities, water-mains, roads to a 20 year design life, the mass filling of land, surface drainage works, erosion control, slope stability, slope treatment and building foundations. In addition, included in this report must be details regarding remove of substandard soils, if any, and placement of engineered fill, if required, for the construction of new residential dwellings. The geotechnical information on building foundations shall be to the satisfaction of the Chief Building Official and Director of Planning Services. A soils caution agreement, if required, shall also be registered on title, to the satisfaction of the Chief Building Official and the City Solicitor.";

3. By deleting Condition #11 and replacing it with the following:

"11. The owner shall provide, to the satisfaction of the General Manager of Growth and Infrastructure, the Director of Planning Services and the Nickel District Conservation Authority, a detailed Lot Grading and Drainage Plan prepared, signed, sealed, and dated by a professional civil engineer with a valid Certificate of Authorization from the Association of Professional Engineers of Ontario, for the proposed lots as part of the submission of servicing plans. This plan must show finished grades around new houses, retaining walls, side yards, swales, slopes and lot corners. The plan must show sufficient grades on boundary properties to mesh the lot grading of the new site to existing properties. A lot grading agreement shall be registered on title, if required, to the satisfaction of Director of Planning Services and City Solicitor. The owner shall be responsible for the legal costs of preparing and registering the associated lot grading agreement.";

4. By deleting Condition #12 and replacing it with the following:

"12. As part of the submission of servicing plans, the owner/applicant shall have rear yard slope treatments designed by a geotechnical engineer with a valid Certificate of Authorization from the Association of

Professional Engineers of Ontario, incorporated into the plans at locations required by the General Manager of Growth and Infrastructure. Suitable provisions shall be incorporated in the Subdivision Agreement to ensure that the treatment is undertaken to the satisfaction of the General Manager of Growth and Infrastructure.”;

5. By deleting Conditions #13, #14, #39 and #40 and #41;

6. By deleting Condition #20 entirely and replacing it with the following:

“20. That this draft approval shall lapse on March 24, 2021.”;

7. By deleting Condition #26 and replacing it with the following:

“26. The owner/applicant shall provide Utilities Servicing Plans, designed by a consulting engineer with a valid Certificate of Authorization from the Association of Professional Engineers of Ontario, for the proposed lots, to the satisfaction of the Director of Planning Services. The utilities servicing plan, at a minimum, shall show the location of all utilities including City services, Greater Sudbury Hydro Plus or Hydro One, Bell, Union Gas, Eastlink and Canada Post. This plan must be provided prior to construction of any individual phase. The owner/applicant shall be responsible for all costs associated with the installation of said services.”

8. By deleting Condition #27 and replacing it with the following:

“27. The owner is to provide proof of sufficient fire flow in conjunction with the submission of construction drawings for each phase of construction to the satisfaction of the General Manager of Growth and Infrastructure Services. All costs associated with upgrading the existing distribution system to service this subdivision will be borne totally by the owner”;

9. By deleting Condition #28 and replacing it with the following:

“28. The owner/applicant is to provide proof of sufficient sanitary sewer capacity in conjunction with the submission of construction drawings for each phase of construction to the satisfaction of the General Manager of Growth and Infrastructure Services. All costs associated with upgrading the existing collection system and/or sewage lift stations to service this subdivision will be borne totally by the owner/applicant.”;

10. By deleting Condition #29 and replacing it with the following:

“29. The owner shall provide to the City, as part of the submission of servicing plans a Siltation Control Plan. The Siltation Control Plan must show the location and types of sediment and erosion control measures to be implemented. The siltation controls shall remain in place until all disturbed areas have been stabilized. All sediment and erosion control measures shall be inspected daily to ensure that they are functioning properly and are maintained or updated as required. If the sediment and erosion control measures are not functioning properly, no further work shall occur until the sediment and/or erosion problem is addressed. The siltation control shall remain in place until all disturbed areas have been stabilized. All sediment and erosion control measures shall be inspected daily to ensure that they are functioning properly and are maintained and/or updated as required. If the sediment and erosion control measures are not functioning properly, no further work shall occur until the sediment and/or erosion problem is addressed. Said plan shall be to the satisfaction of the General Manager of Growth and Infrastructure and the Nickel District Conservation Authority.”

11. By adding a new Condition #44 as follows:

“44. That in accordance with Section 59(4) of the Development Charges Act, a notice of agreement shall be registered on title to ensure that persons who first purchase the subdivided land after registration of the plan of subdivision are informed, at the time the land is transferred, of all development charges related to

development.”;

12. By adding a new Condition #45 as follows:

“45. A storm-water management report and associated plans must be submitted by the owner’s consulting engineer for approval by the City to the satisfaction of the General Manager of Growth and Infrastructure. The report must address the following requirements:

- a) The underground storm sewer system within the plan of subdivision must be designed to accommodate and/or convey the minor storm flow, that is, the rainfall runoff resulting from the subject site and any external tributary areas using the City’s two year design storm. The permissible minor storm discharge from the subject development must be limited to 20% below the existing pre-development site runoff resulting from a two year design storm. Any resulting post development runoff in excess of this permissible discharge rate must be controlled and detained within the plan of subdivision;
- b) The overland flow system within the plan of subdivision must be designed to accommodate and/or convey the major storm flow, that is, the rainfall runoff resulting from the subject site and any external tributary areas using the City’s 100 year design storm or Regional storm event, whichever is greater, without causing damage to proposed and adjacent public and private properties. The permissible major storm discharge from the subject development must be limited to 20% below the existing pre-development runoff resulting from a 100 year design storm or Regional storm event, whichever is greater;
- c) “Enhanced” level must be used for the design of storm-water quality controls as defined by the Ministry of the Environment, Conservation and Parks;
- d) Storm-water management must follow the recommendations of the Ramsey Lake Sub-watershed Study;
- e) The drainage catchment boundary including external tributary catchments and their respective area must be clearly indicated with any storm-water management plan;
- f) The final grading of the lands shall be such that the surface water originating on or tributary to the said lands, including roof water from buildings and surface water from paved areas, will be discharged in a manner satisfactory to the General Manager of Growth and Infrastructure;
- g) Minor storm drainage from the plan of subdivision shall not be drained overland onto adjacent properties;
- h) Existing drainage patterns on adjacent properties shall not be altered unless explicit permission is granted; and,
- i) The owner shall be responsible for the design and construction of any required storm-water management works as part of the servicing plans for the subdivision and the owner shall dedicate the lands for storm-water management works as a condition of this development.”;

13. By adding a new Condition #45 as follows:

“45. Streetlights for this subdivision will be designed and constructed by Greater Sudbury Hydro Plus Inc. at the cost of the owner/applicant.”; and,

14. By adding a new Condition #46 as follows:

“46. The owner shall provide Master Servicing Plans to the satisfaction of the General Manager of Growth and Infrastructure for both the sanitary and storm sewer as well as water-mains as they pertain to the new subdivision layout. Said plans are to show general alignment details, number of units and area serviced by individual runs, pipe diameter and flow direction. Said plan shall ensure that pipe diameters and alignments are established in order to support all phases of development.”

CARRIED
Monday, June 22, 2020


Councillor Cormier, Chair

*Committee Resolutions are not ratified
until approved by Council*




Planning Committee Resolutions

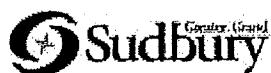
Moved By	<u>Councillor Cormier</u>	No.	<u>PL2020- 71</u>
Seconded By	<u>Councillor Lendy Altmann</u>	Date	<u>Monday, June 22, 2020</u>

THAT the City of Greater Sudbury approves the request for modification to the cost sharing request by the Coniston Industrial Park Limited regarding the installation of approximately 860 metre length of 250mm watermain within the laneway between Edward Avenue and William Avenue road allowances for a proposed industrial facility, as outlined in the report entitled "Coniston Industrial Park Limited", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on June 22, 2020.

CARRIED
Monday, June 22, 2020


Councillor Cormier, Chair

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until approved by Council*



Planning Committee Resolutions

Moved By Councillor Cormier No. PL2020-72
Seconded By Councillor Lendy Altmann Date Monday, June 22, 2020

THAT the City of Greater Sudbury approves the extension of rezoning application File # 751-5/17-3 by Denis Gratton Construction Limited on lands described as Part of PIN 73350-0625, Part of Parcel 7583 S.W.S., Part 1, Plan 53R-20596 in Lot 4, Concession 3, Township of Balfour, as outlined in the report entitled "Denis Gratton Construction Limited", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on June 22, 2020, for a period of two (2) years to August 14, 2022.

CARRIED
Monday, June 22, 2020

Councillor Cormier, Chair
*Committee Resolutions are not ratified
until approved by Council*



Planning Committee Resolutions

Moved By Councillor McCausland No. PL2020-73
Seconded By Councillor Kirwan Date Monday, June 22, 2020

THAT the City of Greater Sudbury approves the application by Timestone Corporation to amend Zoning By-law 2010-100Z by removing the "H", Holding Designation on lands described as Part of PINs 73576-0116 & 73576-0138, Parts 1 and 2, Plan 53R-21176 in Lot 10, Concession 3, Township of Neelon, as outlined in the report entitled "Timestone Corporation", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on June 22, 2020, in order to permit a long-term care facility subject to the following condition:

(a) That prior to the adoption of the amending by-law, initial acceptance of the applicable infrastructure has been granted to the satisfaction of the General Manager of Growth and Infrastructure.



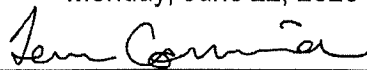
Moved By Councillor Cormier No. PL2020-74

Seconded By Councillor Kirwan Date Monday, June 22, 2020

THAT this meeting does now adjourn. Time: 2:34 p.m.

CARRIED

Monday, June 22, 2020



Councillor Cormier, Chair

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