

Planning Committee Resolutions



Moved By Councillor Kirwan No. PL2020- 52

Seconded By Councillor McCausland Date Monday, June 8, 2020

THAT the City of Greater Sudbury moves into Closed Session to deal with one (1) Proposed or Pending Acquisitions or Dispositions of Land Matters:

- Transfer of Closed Road Shore Allowance – West Bay Road, Garson

In accordance with the *Municipal Act, 2001*, s.239(2)(c).

CARRIED

Monday, June 8, 2020

Councillor Cormier, Chair

*Committee Resolutions are not ratified
until approved by City Council.*

Moved By Councillor McCausland No. PL2020- 53
Seconded By Councillor Sizer Date Monday, June 8, 2020

THAT the City of Greater Sudbury approves the application by Diane and Marcel Boulais to amend Zoning By-law 2010-100Z by changing the zoning classification of the subject lands from "R3.D18(13)", Medium Density Residential Special to an amended "R3.D18(13)", Medium Density Residential Special on those lands described as PINs 73504-2236, 73504-2242, 73504-2263 & 73504-2281, Parcels 17916, 19968, 11485, & 19746, Lot 5, Concession 3, Township of Hanmer, as outlined in the report entitled "Diane & Marcel Boulais", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on June 8, 2020, subject to the following conditions:

1. That prior to the passing of an amending zoning by-law:

a) That the owner apply for a change of use building permit to the satisfaction of the Chief Building Official prior to the passing of an amending zoning by-law;

b) That the owner shall provide a parking layout plan demonstrating compliance with all parking space provisions of the Zoning By-law to the satisfaction of the Director of Planning Services; and,

c) That the owner remove the shipping container from the subject lands to the satisfaction of the Chief Building Official and the Director of Planning Services prior to the passing of an amending zoning by-law.

2. That the amending zoning by-law contain the following site-specific provisions:

a) That a medical office be added as a permitted use in the "R3.D18(13)" Zone; and,

b) That any necessary site-specific relief related to the parking provisions of the Zoning By-law be provided.

3. That conditional approval shall lapse on June 23, 2022 unless Condition #1 above has been met or an extension has been granted by Council.

YEAS:
McCausland
Kirwan
Sizer
Landry-Altman
Cormier

CARRIED
Monday, June 8, 2020

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

Planning Act Requirements

Public Hearing No. -/-

Regarding Resolution No. PL2020- 53

Date: June 8, 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

Moved By Councillor McCausland

No. PL2020- 54

Seconded By Councillor Kirwan

Date Monday, June 8, 2020

THAT the City of Greater Sudbury approves the application by Frank Wendorf to amend Zoning By-law 2010-100Z by changing the zoning classification on the subject lands from "R1-5", Low Density Residential One to "R3(S)", Medium Density Residential Special on those lands described as PIN 73576-0481, Parts 1 & 2, Plan 53R-4187, Parcels 15345 & 37658, Lot 10, Concession 3, Township of Neelon, as outlined in the report entitled "Frank Wendorf", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on June 8, 2020, subject to the following conditions:

1. That the amending zoning by-law including following site-specific provisions:

i. A multiple dwelling with a maximum of four (4) dwelling units shall be permitted;

ii. Access will only be permitted by way of one driveway with a maximum width of 6.3 m from Laberge Lane; and

iii. A planting strip shall be required along the north and the west property line, with the exception of a reduced planting strip width of 0.895 m with no screening device beside the existing garage.

YEAS:
McCausland
Kirwan
Sizer
Landy-Altman
Cormier



Planning Act Requirements

Public Hearing No. - 2 -

Regarding Resolution No. PL2020-54

Date: June 8, 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:

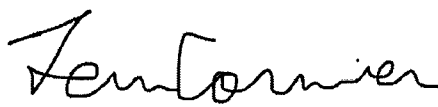
a) _____

b) _____

c) _____

d) _____

e) _____


Councillor Cormier, Chair

Moved By Councillor SizerNo. PL2020- 55Seconded By Councillor LandDate Monday, June 8, 2020

THAT the City of Greater Sudbury approves the application by Chemy Development Inc. to amend Zoning By-law 2010-100Z by changing the zoning classification from "C2", General Commercial to "R3 Special", Medium Density Residential Special on lands described as Part of PIN 73349-2060, Part of Parts 2 & 3, Plan 53R-18073 in Lot 1, Concession 3, Township of Balfour, as outlined in the report entitled "Chemy Development Inc.", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on June 8, 2020, subject to the following conditions:

1. That prior to the adoption of the amending by-law, the owner shall provide the Development Approvals Section with a final plan of survey in order to enact the amending by-law;
2. That the amending by-law include the following site-specific provisions to be applied to row dwellings:
 - i) The minimum front yard setback shall be 14 metres;
 - ii) A maximum two (2) metre-high opaque wall or opaque fence shall be permitted within the required front yard;
 - iii) The minimum rear yard setback shall be six (6) metres;
 - iv) The minimum privacy yard depth shall be six (6) metres;
 - v) A minimum 1.8 metre court shall be required between buildings;
 - vi) No minimum difference in setbacks shall be required for adjacent groups of row dwellings;
 - vii) Planting strips shall be provided subject to the provisions of Section 4.15, with the following exceptions:
 - (a) Where a planting strip along the westerly interior side lot line contains an opaque wall or opaque fence having a height of 1.5 metres or more, the width of the required planting strip may be reduced to 1.5 metres;

(b) Where a planting strip along the easterly interior side lot line abutting PIN 73349-1207 contains an opaque wall or opaque fence having a height of 1.5 metres or more, the width of the required planting strip may be reduced to 1.2 metres.

3. Conditional approval shall lapse on June 23, 2022 unless Condition 1 above has been met or an extension has been granted by Council.

YEAS:
McClusland
Kirwan
Sizer
Landry-Altman
Cormier

CARRIED
Monday, June 8, 2020

Councillor Cormier, Chair
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Planning Act Requirements

Public Hearing No. - 3 -

Regarding Resolution No. PL2020-55

Date: June 8, 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 Kirwan No. PL2020-56

Seconded By Councillor McCausland Date Monday, June 8, 2020

THAT the City of Greater Sudbury authorizes the transfer of the closed shore road allowance, West Bay, Garson, legally described as part of PIN 73511-0292(LT), being Part 4, Plan 53R-16422, to the owner of 1475 West Bay Road, Garson, City of Greater Sudbury;

AND THAT a by-law be prepared to authorize the transfer and the execution of the documents required to complete the real estate transaction in accordance with the terms set out in the report.

CARRIED

Monday, June 8, 2020

Councillor Cormier, Chair

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Moved By Councillor McCausland No. PL2020-57
Seconded By Councillor Landry-Altmann Date Monday, June 8, 2020

THAT the City of Greater Sudbury approves Consent Agenda Items ~~5-10~~⁵⁻¹¹ C-3.

CARRIED
Monday, June 8, 2020

Councillor Cormier, Chair
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Planning Committee Resolutions

Moved By Councillor McCausland No. PL2020- 58
 Seconded By Councillor Landry-Altmann Date Monday, June 8, 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 10382, Lot 4, Concession 5, Township of Broder, File # 780-6/88019, in the report entitled "Primo Tilton Construction Ltd.", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on June 8, 2020, upon payment of Council's processing fee in the amount of \$2,731,75 as follows:

1. By adding the following at the end of Condition #13:

"A Sound Attenuation Agreement, if required, shall be registered on title to the satisfaction of the Chief Building Official and the City Solicitor.";

2. By deleting Condition #16 and replacing it with the following:

"16. That this draft approval shall lapse on March 16, 2023.";

3. By deleting Conditions #18, #24, #35, #37, #46;

4. By adding the following at the end of Condition #20:

"A soils caution agreement, if required, shall be registered on title, to the satisfaction of the Chief Building Official and the City Solicitor.";

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

"26. Tawny Port Drive is to be constructed to a residential road standard with a 1.5m wide sidewalk on the north side of the street. Tuscany Trail is to be constructed to a residential road standard with a 1.5m wide sidewalk on the south side of the street, and the new section of Maurice Street is to be constructed to a residential road standard with a 1.5m wide sidewalk on the west side of the street from the east end of Tuscany Trail to the south end of existing Maurice Street.";

6. By deleting Condition #45 and replacing it with the following:

"45. That the owner shall prepare and submit an Erosion and Sediment Control Plan, which must be approved and in place prior to and throughout construction of the development to the satisfaction of the Nickel District Conservation Authority.";

7. By deleting the words "the General Manager of Growth and Development and" in Condition #48;

8. By adding a new Condition #49 as follows:

"49. A storm-water management report and associated plans must be submitted by the Owner's 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 within the City's right-of-way;

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; and,

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

g) The owner is required to provide a cash contribution in lieu of onsite storm-water quantity controls and for storm-water improvements within the watershed as outlined in the Algonquin Road Watershed Storm-water Management Study; and,

h) 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 & 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."; and,

9. By adding a new Condition #50 as follows:

"50. 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."



Moved By Councillor Ki SizerNo. PL2020-59Seconded By Councillor McCauslandDate Monday, June 8, 2020

THAT the City of Greater Sudbury denies the request by 1887409 Ontario Ltd. to allow Consent Applications B0103/2019, B0104/2019 and B0105/2019 on those lands described as PIN 73494-1106, Part of Lot 6, Concession 1, Township of Garson, to proceed by way of the consent process, as outlined in the report entitled "1887409 Ontario Ltd.", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on June 8, 2020.

Defeated

<p>CARRIED</p> <p>Monday, June 8, 2020</p> <p> Councillor Cormier, Chair</p> <p><i>Committee Resolutions are not ratified until approved by Council</i></p>

Planning Committee Resolutions



Moved By Councillor Cormier No. PL2020-60

Seconded By Councillor McCausland Date Monday, June 8, 2020

THAT the City of Greater Sudbury approves the request by 1887409 Ontario Ltd. to allow Consent Applications B0103/2019, B0104/2019 and B0105/2019, as well as three additional future Consent Applications, to proceed by way of the consent process as opposed to the subdivision planning process on those lands described as PIN 73494-1106, Part of Lot 6, Concession 1, Township of Garson, subject to the following conditions:

1. That this Resolution is recommended to Council notwithstanding approved Recommendation 2004-76 from the Priorities Committee dated October 27, 2004, that was subsequently ratified by Council as Item C-4 2004-555 on October 28, 2004;
2. That the minimum fire flow for the six lots be 85% of the prescribed fire flow target;
3. That the three additional future applications for consent are received to the satisfaction of the City's Consent Official within 30 days of this Resolution; and,
4. That the six lots establish public road frontage on Edgecliff Crescent and that each provide for a minimum lot frontage of 24 metres, a minimum lot depth of 45 metres and a minimum lot area of 1,080 square metres.

CARRIED

Monday, June 8, 2020

Councillor Cormier, Chair

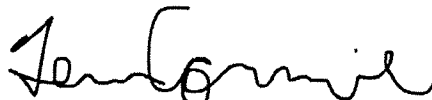
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Moved By Councillor CormierNo. PL2020-61Seconded By Councillor KirwanDate Monday, June 8, 2020

THAT the City of Greater Sudbury approves the application by Wayne and Carrie-Ann MacLean to extend the approval of a Zoning By-law Amendment Application, File # 751-5/15-10, on those lands described as PIN 73350-0102, Parcel 16989 SWS, Lot 6, Concession 2, Township of Broder, for a period of one year until April 25, 2021, as outlined in the report entitled "Wayne & Carrie-Ann MacLean", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on June 8, 2020.

CARRIED

Monday, June 8, 2020

Councillor Cormier, Chair

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Moved By Councillor McCausland No. PL2020-62
Seconded By Councillor Kiwan Date Monday, June 8, 2020

THAT the City of Greater Sudbury directs staff to initiate an amendment to the Zoning By-law to incorporate a new framework for Large-Scale Breweries, Small Scale Breweries, Distilleries and Brewpubs as outlined in the report entitled "Policy Options for Small Scale Breweries, Distilleries and Brewpubs", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on June 8, 2020.

CARRIED
Monday, June 8, 2020

Councillor Cormier, Chair
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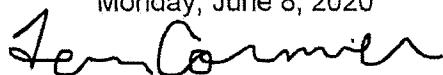
Moved By Councillor Landry-Altmann No. PL2020- 62

Seconded By Councillor Kirwan Date Monday, June 8, 2020

THAT this meeting does now adjourn. Time: 2:59 p.m.

CARRIED

Monday, June 8, 2020



Councillor Cormier, Chair

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