



Location: Tom Davies Square - Council Chamber

Commencement: 12:00 PM

Adjournment: 3:01 PM

Minutes

**For the Planning Committee Meeting held
Wednesday, February 19, 2020**

Councillor Cormier, In the Chair

Present Councillors McCausland, Kirwan, Sizer, Cormier, Landry-Altmann
Councillor Leduc [D 12:55 p.m.]

City Officials Keith Forrester, Manager of Real Estate; Jeff Pafford, Director of Leisure Services; Shawn Turner, Director of Assets and Fleet Services; Paul Javor, Drainage Engineer [D 12:15 p.m.]; Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk

Closed Session

The following resolution was presented:

PL2020-22 Kirwan/McCausland: THAT the City of Greater Sudbury move into Closed Session to deal with two (2) Proposed or Pending Acquisition or Disposition of Land Matters:

- Purchase of Land - Main Street, Sudbury
- Surplus School - Gemmell Street, Sudbury

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

CARRIED

At 12:01 p.m. the Planning Committee moved into Closed Session.

Recess At 12:59 p.m. the Planning Committee recessed.

Reconvene At 1:35 p.m. the Planning Committee commenced the Open Session in the Council Chamber.

Councillor Cormier, In the Chair

Present Councillors McCausland, Kirwan, Sizer, Cormier, Landry-Altmann
Councillor McIntosh

City Officials

Jason Ferrigan, Director of Planning Services; Alex Singbush, Manager of Development Approvals; Robert Webb, Supervisor of Development Engineering; Kris Longston, Manager of Community and Strategic Planning; Mauro Manzon, Senior Planner; Ed Landry, Senior Planner of Community and Strategic Planning; Wendy Kaufman, Senior Planner; Melissa Riou, Senior Planner; Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk; Lisa Locken, Clerk's Services Assistant; Nia Lewis, Clerk's Services Assistant

DECLARATIONS OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None declared.

Public Hearings

1. Carpenter Investment Ltd. - Application for a temporary use by-law in order to permit the outdoor sale of blueberries for a period of three (3) years, South Lane Road, Sudbury

The Planning Committee was adjourned and the Public Hearing was opened to deal with the following application:

Report dated January 22, 2020 from the General Manager of Growth and Infrastructure regarding Carpenter Investment Ltd. - Application for a temporary use by-law in order to permit the outdoor sale of blueberries for a period of three (3) years, South Lane Road, Sudbury.

Arthur Choquette, agent for the applicant, was present.

Wendy Kaufman, Senior Planner, outlined the report.

The Planning Department responded to questions from Committee members.

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 resolution was presented:

PL2020-23 McCausland/Kirwan: THAT the City of Greater Sudbury approves the application by Carpenter Investments Ltd. to amend Zoning By-law 2010-100Z in order to extend the existing temporary zoning "RU T91" Rural Temporary, in order to permit the outdoor sale of blueberries in accordance with Section 39 of the Planning Act for a temporary period of three years until May 30, 2023, on those lands described as PIN 73479-0262, Parcel 22728 SES, Part 3, Plan 53R-7705, Lot 12, Concession 5, Township of Dill, as outlined in the report entitled "Carpenter Investments Ltd.", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on February 19, 2020.

Rules of Procedure

Councillor Kirwan presented the following amendment:

PL2020-23-A1 Kirwan/Sizer: THAT the resolution be amended to include the following paragraph at the end of the resolution:

"AND THAT the City of Greater Sudbury directs staff to waive the fees regarding the application by Carpenter Investments Ltd."

Rules of Procedure

Councillor Cormier presented a friendly amendment to include "City of Greater Sudbury" before fees in the resolution. The friendly amendment was accepted by Councillor Kirwan.

The following resolution with the inclusion of the friendly amendment was presented:

PL2020-23A-1 Kirwan/Sizer: THAT the resolution be amended to include the following paragraph at the end of the the resolution:

"AND THAT the City of Greater Sudbury directs staff to waive the City of Greater Sudbury fees regarding the application by Carpenter Investments Ltd."

YEAS: Councillors McCausland, Kirwan, Sizer

NAYS: Councillors Landry-Altmann, Cormier

CARRIED

The resolution as amended was presented:

PL2020-23 McCausland/Kirwan: THAT the City of Greater Sudbury approves the application by Carpenter Investments Ltd. to amend Zoning By-law 2010-100Z in order to extend the existing temporary zoning "RU T91" Rural Temporary, in order to permit the outdoor sale of blueberries in accordance with Section 39 of the Planning Act for a temporary period of three years until May 30, 2023, on those lands described as PIN 73479-0262, Parcel 22728 SES, Part 3, Plan 53R-7705, Lot 12, Concession 5, Township of Dill, as outlined in the report entitled "Carpenter Investments Ltd.", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on February 19, 2020;

AND THAT the City of Greater Sudbury directs staff to waive the City of Greater Sudbury fees regarding the application by Carpenter Investments Ltd.

YEAS: Councillors Cormier, McCausland, Kirwan, Sizer, Landry-Altmann

CARRIED

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

- 2 . 1973696 Ontario Ltd - Application for rezoning in order to permit "M1-1", Business Industrial uses on vacant lands designated Mixed Use Commercial, Cambrian Heights Drive, Sudbury

The Planning Committee was adjourned and the Public Hearing was opened to deal with the following application:

Report dated January 23, 2020 from the General Manager of Growth and Infrastructure regarding 1973696 Ontario Ltd - Application for rezoning in order to permit "M1-1", Business Industrial uses on vacant lands designated Mixed Use Commercial, Cambrian Heights Drive, Sudbury.

Patrick Danielson, agent for the applicant, was present.

Mauro Manzoni, Senior Planner, outlined the report.

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 resolution was presented:

PL2020-24 Kirwan/McCausland: THAT the City of Greater Sudbury approves the application by 1973696 Ontario Ltd to amend Zoning By-law 2010-100Z by changing the zoning classification from "R3", Medium Density Residential to "M1-1", Business Industrial on lands described as PINs 02127-0146, 02127-0219 & 02127-0221, Parcels 48238 & 48257 S.E.S., Part 2, Plan 53R-6294, Part 5, Plan 53R-11457, Parts 2 & 3, Plan 53R-13402, Block B, Plan M-930 in Lot 5, Concession 5, Township of McKim, as outlined in the report entitled "1973696 Ontario Ltd", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on February 19, 2020.

YEAS: Councillors Cormier, McCausland, Kirwan, Sizer, Landry-Altmann

CARRIED

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

Matters Arising from the Closed Session

Councillor Kirwan reported that the Committee met in Closed Session to deal with two (2) Proposed or Pending Acquisition or Disposition of Land Matters. Direction was given to staff regarding one of the matters in question. The following resolution emanated therefrom:

PL2020-25 McCausland/Kirwan: THAT the City of Greater Sudbury authorize the purchase of vacant land at 0 Main Street, Sudbury, legally described as PIN 02123-0434(LT), being part of Lot 4, Concession 5, City of Greater Sudbury, for drainage purposes;

AND THAT the land acquisition, legal fees and disbursements be funded from the approved Nickeldale Junction Creek capital project as included in the 2020 Capital Budget;

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

CARRIED

Adopting, Approving or Receiving Items in the Consent Agenda

Rules of Procedure

Councillor Cormier requested that C-4 be pulled for separate vote.

The following resolution was presented:

PL2020-26 McCausland/Kirwan: THAT the City of Greater Sudbury approves Consent Agenda Items C-1 to C-3.

CARRIED

The following are the Consent Agenda Items:

Routine Management Reports

C-1 . Baikinson Land Corp - Application to extend draft plan of subdivision approval (Marquis Park, Chelmsford)

Report dated January 20, 2020 from the General Manager of Growth and Infrastructure regarding Baikinson Land Corp - Application to extend draft plan of subdivision approval (Marquis Park, Chelmsford).

PL2020-27 Kirwan/McCausland: THAT the City of Greater Sudbury's delegated official be directed to amend the conditions of draft approval for the draft plan of subdivision on lands described as Part of Parcels 15910A, 29828 and 31001 S.W.S., and Part of Lot 1, Plan 53M-1277 in Lots 1 and 2, Concession 2, Township of Balfour, City of Greater Sudbury, File 780-5/94003, as outlined in the report entitled "Baikinson Land Corp", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on February 19, 2020, as follows:

a) By amending the draft plan lapsing date in Condition #14 to November 21, 2022.

b) By adding the following to Condition #17:

"A lot grading agreement shall be registered on title, if required, to the satisfaction of the Director of Planning Services and the City Solicitor. The owner shall be responsible for the legal costs of preparing and registering the agreement."

c) By replacing the reference to "Nickel District Conservation Authority" with "Conservation Sudbury" in Condition #22.

d) By adding the following to Condition #25:

"A soils caution agreement shall be registered on title, if required, to the satisfaction of the Chief Building Official and City Solicitor. The owner shall be responsible for the legal costs of preparing and registering the agreement."

CARRIED

C-2 . 1468766 Ontario Ltd. - Application to extend draft plan of subdivision approval (Adam & Eve Subdivision, Sudbury)

Report dated January 20, 2020 from the General Manager of Growth and Infrastructure regarding 1468766 Ontario Ltd. - Application to extend draft plan of subdivision approval (Adam & Eve Subdivision, Sudbury).

PL2020-28 Sizer/Kirwan: THAT the City of Greater Sudbury's delegated official be directed to amend the conditions of draft approval for the draft plan of subdivision on lands described as PINs 73566-0030, 73566-0541 & 73566-0833, Parcels 760 N.W.S., and 2768 S.E.S., and Part of Block F, Plan M-1005 in Lot 11, Concession 6, Township of Neelon, City of Greater Sudbury, File 780-6/97001, as outlined in the report entitled "1468766 Ontario Ltd.", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on February 19, 2020, as follows:

a) By amending the draft plan lapsing date in Condition #10 to December 4, 2022.

b) By replacing the references to "Nickel District Conservation Authority" with "Conservation Sudbury" in Conditions #14 and 17.

c) By replacing the references to "General Manager of Infrastructure Services" with "General Manager of Growth and Infrastructure" in Conditions #17, 21, 24, 27, 32 & 34.

d) By adding the following to Condition #24:

"A lot grading agreement shall be registered on title, if required, to the satisfaction of the Director of Planning Services and the City Solicitor. The owner shall be responsible for the legal costs of

preparing and registering the agreement.”

e) By replacing the reference to “Ontario Ministry of the Environment and Climate Change” with “Ontario Ministry of the Environment, Conservation and Parks” in Condition #25.

CARRIED

- C-3 . Bonaventure Development Company Ltd. - Application to extend a draft approved plan of subdivision approval, Lots 64-97, 97-117, 127-175, Blocks D & E & Part of Block C, Plan M-1058, Lot 1, Concession 3, Township of Balfour (Pinellas Road & Keith Avenue, Chelmsford)

Report dated January 20, 2020 from the General Manager of Growth and Infrastructure regarding Bonaventure Development Company Ltd. - Application to extend a draft approved plan of subdivision approval, Lots 64-97, 97-117, 127-175, Blocks D & E & Part of Block C, Plan M-1058, Lot 1, Concession 3, Township of Balfour (Pinellas Road & Keith Avenue, Chelmsford).

PL2020-29 Kirwan/Sizer: 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 Lots 64-97, 97-117, 127-175, Blocks D & E & Part of Block C, Plan M-1058, Lot 1, Concession 3, Township of Balfour, File # 780-5/10001, in the report entitled “Bonaventure Development Company Ltd.”, from the General Manager of Growth and Infrastructure, presented at the meeting of February 6, 2020, upon payment of Council’s processing fee in the amount of \$1,820.67 as follows:

1.By deleting Condition #25 entirely and replacing it with the following:

“25.That this draft approval shall lapse on November 25, 2021.

CARRIED

Item C-4 was dealt with separately.

- C-4 . Dalron Construction Ltd. - Application to extend a draft approved plan of subdivision approval, PIN 73578-0515, Part 1, Plan 53R-18272, Part of Lots 11 & 12, Concession 3, Township of Neelon (Greenwood Subdivision, Sudbury)

Motion for Deferral

Councillor Cormier moved to defer this item to a Planning Committee meeting in May 2020 in order to provide additional information.

DEFERRED

Managers' Reports

- R-1 . Affordable Housing Landbanking Strategy

Report dated January 27, 2020 from the General Manager of Growth and Infrastructure regarding Affordable Housing Landbanking Strategy.

The following resolution was presented:

PL2020-30 Kirwan/Sizer: THAT the City of Greater Sudbury approves the Affordable Housing Land Banking Strategy, as outlined in the report entitled "Affordable Housing Landbanking Strategy", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on February 19, 2020.

CARRIED

- R-2 . Report on the Commercial Parking Standards Study

Motion for Deferral

Councillor McCausland moved to defer this item to a Planning Committee meeting in early Q3 of 2020 in order to provide additional information.

DEFERRED

Members' Motions

No Motions were presented.

Addendum

No Addendum was presented.

Civic Petitions

No Civic Petitions were submitted.

Question Period

No Questions were asked.

Adjournment

PL2020-31 Sizer/Kirwan: THAT this meeting does now adjourn. Time: 3:01 p.m.

CARRIED

Brigitte Sobush, Manager of Clerk's
Services/Deputy City Clerk