



Location:	Tom Davies Square - Council Chamber
Commencement:	12:17 PM
Adjournment:	1:40 PM

## Minutes

**For the Planning Committee Meeting held  
Monday, January 20, 2020**

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### Councillor Cormier, In the Chair

Present Councillors McCausland [A 12:18 p.m.], Kirwan, Sizer, Cormier

City Officials Kevin Fowke, General Manager of Corporate Services [A 12:19 p.m.]; Keith Forrester, Manager of Real Estate; Shawn Turner, Director of Assets and Fleet Services; Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk

Closed Session

The following resolution was presented:

PL2020-15 Sizer/Kirwan: THAT the City of Greater Sudbury move into Closed Session to deal with with two (2) Proposed or Pending Acquisition or Disposition of Land Matters:

- Land Exchange - Lasalle Boulevard, Sudbury
- Sale of Property - Patterson Street, Sudbury

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

**CARRIED**

At 12:17 p.m. the Planning Committee moved into Closed Session.

*Councillor McCausland arrived at 12:18 p.m.*

Recess At 12:26 p.m. the Planning Committee recessed.

Reconvene At 1:04 p.m. the Planning Committee commenced the Open Session in the Council Chamber.

### Councillor Cormier, In the Chair

Present Councillors McCausland, Kirwan, Sizer, Cormier

City Officials Jason Ferrigan, Director of Planning Services; Alex Singbush, Manager of Development Approvals; Robert Webb, Supervisor of Development Engineering; Kris Longston, Manager, 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; Julie Lalonde, Clerk's Services Assistant

## DECLARATIONS OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None declared.

## Public Hearings

- 1 . Saint Vincent de Paul – St. Kevin's Conference – Application for Official Plan Amendment and Rezoning, 2496 Highway 69 North, Val Caron.

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

Report dated December 16, 2019 from the General Manager of Growth and Infrastructure regarding Saint Vincent de Paul – St. Kevin's Conference – Application for Official Plan Amendment and Rezoning, 2496 Highway 69 North, Val Caron.

Erwin Mantler, agent for the applicant, was present.

Wendy Kaufman, 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 resolutions were presented:

Resolution regarding the Official Plan Amendment:

PL2020-16 Kirwan/Sizer: THAT the City of Greater Sudbury approves the application by Saint Vincent de Paul – St. Kevin's Conference, to amend the City of Greater Sudbury Official Plan by changing the Official Plan designation from Living Area 1 to Mixed Use Commercial on those lands described as PIN 73502-0558, Parcel 18419 SES, Lot 57, Plan M-285, Lot 6, Concession 5, Township of Blezard, Val Caron, as outlined in the report entitled "Saint Vincent de Paul – St. Kevin's Conference", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on January 20, 2020.

**YEAS:** Councillors Cormier, McCausland, Kirwan, Sizer  
**CARRIED**

Resolution regarding the Rezoning:

PL2020-17 Kirwan/Sizer: THAT the City of Greater Sudbury approves the application by Saint Vincent de Paul – St. Kevin's Conference to amend Zoning By-law 2010-100Z by changing the zoning classification from "R1-5", Residential Low Density One to "C2(S)", General Commercial Special on those lands described as PIN 73502-0558, Parcel 18419 SES, Lot 57, Plan M-285, Lot 6, Concession 5, Township of Blezard, Val Caron, as outlined in the report entitled "Saint Vincent de Paul – St. Kevin's Conference", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on January 20, 2020, subject to the following conditions:

1. That prior to the adoption of the amending by-law, the owner shall remove the existing shipping container subject to the satisfaction of the Director of Planning Services.
2. That the amending by-law include the following site-specific provisions:
  - i. The only permitted uses shall be a bake shop, business office, convenience store, institutional use, restaurant, and service shop; and
  - ii. The minimum lot frontage shall be 22.9 m.
3. Conditional approval shall lapse on February 4, 2022 unless Condition 1 above has been met or an extension has been granted by Council.

**YEAS:** Councillors Cormier, McCausland, Kirwan, Sizer  
**CARRIED**

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

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

Report dated December 13, 2019 from the General Manager of Growth and Infrastructure regarding Tj Herault – Application for Zoning By-Law Amendment, 2165 Falconbridge Road, Garson

Tj Herault, 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:

PL2020-18 Sizer/Kirwan: THAT the City of Greater Sudbury approves the application by Tj Herault 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 73496-0220, Parcel 15892, Lot 2, Plan M-252, Lot 9, Concession 1, Township of Garson, as outlined in the report entitled "Tj Herault", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on January 20, 2020, subject to the following conditions:

1. That the amending by-law for the R3-Special zoning includes the following site-specific provisions:
  - i. A row dwelling with a maximum of four (4) dwelling units shall be permitted;
  - ii. The minimum front yard setback shall be 10 m;
  - iii. The minimum rear yard setback shall be 2.81 m;
  - iv. The maximum building height shall be one storey;
  - v. A minimum of one (1) parking space per unit shall be required; and
  - vi. The driveways for each pair of units shall be paired and centred at the common wall.
2. That prior to the enactment of the amending by-law, a lot grading plan shall be approved, to the satisfaction of the Director of Planning Services.
3. Conditional approval shall lapse on February 4, 2022 unless Condition 2 above has been met or an extension has been granted by Council.

**YEAS:** Councillors Cormier, McCausland, Kirwan, Sizer  
**CARRIED**

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

## **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 and the following resolutions emanated therefrom:

PL2020-19 Kirwan/Sizer: THAT the City of Greater Sudbury authorize the transfer of City owned land legally described as part of PIN 73601-0120(LT), being Lot 64, Plan 78S, designated as Part 1, Plan 53R-20199 to the owner of 222 Lasalle Boulevard, Sudbury in exchange for the transfer to the City of part of 222 Lasalle Boulevard, legally described as part of PIN 73573-0176(LT), being Lots 61 and 65, Part 3 on Plan 53R-20199, for road purposes;

AND THAT the legal fees and disbursements for the land exchange transaction be funded from the Land Acquisition Reserve Fund;

AND THAT a by-law be prepared to authorize the land exchange and the execution of the documents required to complete the real estate transaction.

**CARRIED**

PL2020-20 Sizer/Kirwan: THAT the City of Greater Sudbury authorize the sale of 66 Patterson Street, Sudbury, legally described as: PIN 0213-0062(LT), Lot 233, Plan 1SC, Township of McKim;

AND THAT the appropriate by-law be prepared to authorize the sale and execution of the documents required to complete the real estate transaction;

AND THAT the net proceeds of the sale be credited to the Land Acquisition Reserve Fund.

**CARRIED**

## **Members' Motions**

No Motions were presented.

## **Correspondence for Information Only**

I-1 . Brownfield Modernization

Report dated December 18, 2019 from the General Manager of Growth and Infrastructure regarding Brownfield Modernization.

For Information Only.

## **Addendum**

No Addendum was presented.

## **Civic Petitions**

No Civic Petitions were submitted.

## **Question Period**

No Questions were asked.

## **Adjournment**

PL2020-21 Kirwan/Sizer: THAT this meeting does now adjourn. Time: 1:40 p.m.

**CARRIED**

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