



Location: Tom Davies Square - Council Chamber

Commencement: 11:38 AM

Adjournment: 3:49 PM

Minutes

**For the Planning Committee Meeting held
Monday, November 25, 2019**

Councillor Cormier, In the Chair

Present Councillors McCausland, Kirwan, Cormier, Landry-Altmann

City Officials Keith Forrester, Manager of Real Estate; Tony Cecutti, General Manager of Growth and Infrastructure; Kevin Fowke, General Manager of Corporate Services; Akli Ben-Anteur; Water/Wastewater Project Engineer; Paul Javor, Drainage Engineer, Shawn Turner, Director of Asset and Fleet Services; Danielle Wicklander, Legislative Compliance Coordinator

Closed Session

The following resolution was presented:

PL2019-149 McCausland/Kirwan: THAT the City of Greater Sudbury moves into Closed Session to deal with seven (7) Proposed Pending Acquisition or Disposition of Land Matters:

- Sale of Vacant Land - Edward Avenue, Coniston
- Sale of Vacant Land - Catherine Drive, Garson
- Sale of Part of Road Allowance - Maki Avenue, Sudbury
- Proposed Purchase of Property - Mountain Street Stormwater Improvements Phase II
- Purchase of Property - Mountain Street, Sudbury
- Purchase of Property - Mountain Street, Sudbury
- Expropriate Land - Mountain Street, Sudbury

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

CARRIED

At 11:39 a.m. the Planning Committee moved into Closed Session.

Recess At 12:54 p.m. the Planning Committee recessed.

Reconvene At 1:25 p.m. the Planning Committee commenced the Open Session in the Council Chamber.

Councillor Cormier, In the Chair

Present Councillors McCausland, Kirwan, Cormier, Landry-Altmann [D 2:48 p.m.]

Councillor Jakubo [D 2:11 p.m.]

City Officials

Jason Ferrigan, Director of Planning Services; Alex Singbush, Manager of Development Approvals; Robert Webb, Supervisor of Development Engineering; Mauro Manzon, Senior Planner; Wendy Kaufman, Senior Planner; Soutsay Bouvalong, Traffic/Transportation Engineer Analyst; Danielle Wicklander, Legislative Compliance Coordinator; Franca Bortolussi, Acting Administrative Assistant to the City Solicitor and Clerk; Lisa Locken, Clerk's Services Assistant; Nia Lewis, Clerk's Services Assistant

DECLARATIONS OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None declared.

Rules of Procedure

Councillor Landry-Altmann moved that the order of the agenda be altered to deal with Matters Arising from the Closed Session at this time.

CARRIED BY TWO-THIRDS MAJORITY

Matters Arising from the Closed Session

Councillor Kirwan reported that the Committee met in Closed Session to deal with seven (7) Proposed or Pending Acquisition or Disposition of Land Matters and the following resolutions emanated therefrom:

PL2019-150 Landry-Altmann/Kirwan: THAT the City of Greater Sudbury authorizes the sale of the north portion of 107 Edward Avenue, Coniston, legally described as part of PIN 73560-0136(LT), being Part 1, Plan 53R-9588, Township of Neelon;

AND THAT the appropriate by-law be prepared to authorize the sale and the 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

PL2019-151 Landry-Altmann/Kirwan: THAT the City of Greater Sudbury authorizes the sale of vacant land on Catherine Drive, Garson, legally described as part of PIN 73495-0564(LT), Township of Garson;

AND THAT a by-law be presented authorizing the sale and the execution of the documents required to complete the real estate transaction;

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

CARRIED

PL2019-152 Kirwan/Landry-Altmann: THAT the City of Greater Sudbury authorizes the sale of a portion of the unopened road allowance, north of Maki Avenue, Sudbury, legally described as part of PIN 73594- 0417(LT) and part of PIN 73594-0435(LT), Township of McKim;

AND THAT by-laws be presented closing that portion of unopened Maki Avenue, Sudbury; and authorizing the sales and the execution of the documents required to complete the real estate transactions;

AND THAT the net proceeds of the sales are credited to the Land Acquisition Reserve Fund.

CARRIED

PL2019-153 Landry-Altmann/Kirwan: THAT the City of Greater Sudbury authorizes the purchase and demolition of 314 Mountain Street, Sudbury, legally described as PIN 02132-0280(LT), Lot 28, Plan M-55A, City of Greater Sudbury;

AND THAT the acquisition, demolition, designated substance survey and all other costs associated with the demolition be funded from the Mountain Street Storm Water Capital Project Account;

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

CARRIED

PL2019-154 Landry-Altmann/Kirwan: THAT the City of Greater Sudbury authorizes the purchase and demolition of 318 Mountain Street, Sudbury, legally described as PIN 02132-0281 (LT), Lot 27, Plan M-55A, City of Greater Sudbury;

AND THAT the acquisition, demolition, designated substance survey and all other costs associated

with the demolition be funded from the Mountain Street Stormwater Capital Project Account;
AND THAT a by-law be prepared to authorize the purchase and the execution of the documents required to complete the real estate transaction.
CARRIED

Public Hearings

1. Douglas Anness and Annie Rainville, and Christine and Eric Demers – Application for Official Plan Amendment and Rezoning, 2962, 2968, 2974, 2982 and 2992 Falconbridge Road, Garson

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

Report dated November 4, 2019 from the General Manager of Growth and Infrastructure regarding Douglas Anness and Annie Rainville, and Christine and Eric Demers – Application for Official Plan Amendment and Rezoning, 2962, 2968, 2974, 2982 and 2992 Falconbridge Road, Garson.

Kevin Jarus, Tulloch Engineering, agent for the applicant was present.

Wendy Kauffman, Senior Planner, outlined the report.

Planning Department Response to Committee Questions:

In response to questions from a Committee member, Ms. Kaufman stated that the traffic impact study projects the volume of traffic for ten (10) years. The study predicts that there is enough carrying capacity to accommodate the traffic.

In response to questions from a Committee member, Soutsay Boualavong, Traffic/Transportation Engineer Analyst, stated that when staff examined the traffic, they looked at the current queuing and they considered future traffic patterns.

Mr. Ferrigan, Director of Planning Services, stated the City would not have the ability through the Official Plan or the Rezoning By-law to regulate whether or not the gas station is a full or self serve facility.

Applicant or Agent's Comments and Response to Committee Questions / Closing Remarks:

Mr. Jarus stated that this application seeks permission to develop an eight (8) pump or sixteen (16) fueling station with an accessory convenience store and carwash. There were some staff comments regarding the westerly driveway entering the property and they have since made revisions to the drawing for this entrance. These revisions will be made on their Site Plan when they submit their second submission. The traffic impact study looks at not just the amount of traffic that is coming into the property but also how it will access and egress onto the property. There is currently a left turn lane on Falconbridge Road which provides easterly access to the property; however, it does not extend far enough to provide westerly access. The traffic impact study considered this and took into consideration the peak hours when the traffic would be accessing the property. The study felt the layout of the property was sufficient for the internal flow of the traffic. They are requesting that the applications be approved.

In response to questions from the Committee, Mr. Jarus stated that traffic exiting the property from the south-west was not addressed through the traffic impact study but it could be addressed through Site Plan Control. One solution may be to make one of the driveways one-way only.

Mr. Jarus further stated he would be concerned about implementing the requirement that the westerly driveway be a right in and out lane at this stage.

Mr. Jarus advised that the property directly abuts the property to the east and he is unsure if there are any plans to connect the two properties.

Planning Department Closing Remarks:

In response to a question from a Committee member, Mr. Ferrigan stated that the traffic impact study does not address the left hand turn movements from the westerly driveway. They will request an addendum to the study based on Site Plan Control and implement any recommendations that the addendum provides.

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 1 regarding the Official Plan Amendment:

PL2019-155 Landry-Altmann/Kirwan: THAT the City of Greater Sudbury approves the application by Douglas Anness and Annie Rainville, and Christine and Eric Demers, 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 PINs 73494-0663, 73494-0633, 73794-0648, 73494-0792, 73494-0640 and 73494-0654, Parcels 10913, 16131, 14902, 9906, 15319, and 13445, Plan M-159, Lots 14, 15 and 16, Plan 53R-5664, Part 1, Lot 6, Concession 1, Township of Garson, as outlined in the report entitled "Douglas Anness and Annie Rainville, and Christine and Eric Demers" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on November 25, 2019.

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

Resolution 2 regarding the Rezoning:

PL2019-156 Landry-Altmann/Kirwan: THAT the City of Greater Sudbury approves the application by Douglas Anness and Annie Rainville, and Christine and Eric Demers, to amend Zoning By-law 2010-100Z by changing the zoning classification from "R2-2", Residential Low Density Two to "C2(S)", General Commercial Special on those lands described as PINs 73494-0663, 73494-0633, 73794-0648, 73494-0792, 73494-0640 and 73494-0654, Parcels 10913, 16131, 14902, 9906, 15319, and 13445, Plan M-159, Lots 14, 15 and 16, Plan 53R-5664, Part 1, Lot 6, Concession 1, Township of Garson, as outlined in the report entitled "Douglas Anness and Annie Rainville, and Christine and Eric Demers" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on November 25, 2019, and that the amending zoning by-law include the following site-specific provisions:

- i. That the minimum front yard shall be 12 m;
- ii. A minimum of one (1) queuing space shall be provided for a gas bar;
- iii. A minimum of seven (7) queuing spaces shall be provided for a car wash;
- iv. A minimum of seven (7) queuing spaces shall be provided for a restaurant;
- v. No queuing lane shall be located closer than 3.5 m from any Residential Zone south of a line 77 m from the front lot line; and
- vi. A minimum 1.5 m high opaque fence, reduced to 1 m high within 6 m of the front property line, together with a 3.5 m landscaped area, shall be provided along the west boundary.

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

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

Councillor Jakubo departed at 2:11 p.m.

- 2 . Dalron Construction Limited - Application for rezoning in order to permit residential and commercial uses on the former Pinecrest Public School site, 1650 Dominion Drive, Val Therese

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

Report dated November 4, 2019 from the General Manager of Growth and Infrastructure regarding Dalron Construction Limited - Application for rezoning in order to permit residential and commercial uses on the former Pinecrest Public School site, 1650 Dominion Drive, Val Therese.

Sarah Vereault, J.L. Richards and Associates, agent for the applicant, was present.

Mauro Manzon, Senior Planner, outlined the report.

Planning Department Response to Committee Questions:

Mr. Manzon stated that zoning uses for the building are limited due to parking requirements. If the entire building were zoned commercial use, the parking standard would be cut in half. He stated that this is not appropriate in this case as there is no offsite parking available in the neighbourhood. This application does not take away any existing zoning rights and there are many appropriate uses available to the applicant, given the constraints with the site.

Mr. Manzon stated that the applicant has requested to focus on residential uses for the building retaining institutional use with a limited range of commercial use, and the owner has advised that part of the school building will be apartments.

Jason Ferrigan, Director of Planning Services, stated that if they were to ask for more zoning uses for the application, they would have to re-issue notice to the surrounding neighbourhood as it would be a different application.

In response to a question from a Committee member, Mr. Manzon stated that the Public Notice that was circulated indicated a mixed use building that could contain commercial, institutional or residential mixed uses. The commercial aspect is to meet the needs of residents of the building. He further stated that the proponent requested both institutional and commercial use which would be limited to services the neighbourhood would use, and this is how they framed their recommendations.

Alex Singbush, Manager of Development Approvals, stated that generally speaking, on street parking is available to the general public, which guests of the residences may use. All new buildings must provide parking on their own property.

Mr. Manzon advised that it is the Planning Department's recommendation to limit the building height to enhance compatibility with the built form for the units that would abut the single dwellings. Another option would be to increase the set back to the lot line which would reduce the number of row dwellings. He stated that it is a reasonable request to limit the height of the dwellings to ensure they fit into the neighbourhood.

In response to a question from a Committee member, Mr. Ferrigan stated that the Official Plan introduces a comprehensive set of new policies which speak to urban design. Currently the City has a limit of guidelines it can impose on applicants regarding architectural standards.

Councillor Landry-Altmann departed at 2:48.

Applicant or Agent's Comments and Response to Committee Questions:

Ms. Vereault provided an electronic presentation outlining their proposed project. She advised that they are looking to permit the uses of many site specific provisions. Their project meets the Official Plan, the Provincial Policy Statement and the Community Energy and Emissions Plan policies.

Ms. Vereault stated that if the proposal can become a community hub with institutional and commercial uses, they will proceed with that. Their goal is to have flexibility so they do not have to return to the Committee to make any adjustments for other uses. She also advised that the details of the residences is not confirmed, but they want to provide a mix range of one (1) and two (2) bedroom units. She further stated that they are comfortable with the staff's recommendation as is; however, they would like to have the greatest flexibility in regards to the space limitations if permitted.

Public Comments:

Jean Fowler, concerned area resident, stated that she and her husband, Richard, own the single detached dwelling at the northern part of the property. They have concerns about the lack of sidewalks and the snowbanks that are not cleared, causing safety issues. They would also like to have the deep ditch covered. Her second concern is with stormwater as they currently have issues with flooding as the school yard is elevated and slopes towards her property. She would also like the development to be built with one storey dwelling units with seniors in mind.

Lise Brisson, area resident, stated that she is speaking on behalf of her parents who are currently on a long waiting list to get into one level housing. She supports the development, however has concerns about increased traffic at the corner.

Patsy Brisson, area resident, is in favour of the project and hopes that it gets built quickly.

Applicant or Agent's Closing Remarks:

Ms. Vereault stated that their plan is to have a pedestrian connection to Municipal Road 80. Also, they will have a stormwater management plan that will address the water flowing onto the neighbouring property. A retaining wall and fence will be discussed at the Site Plan Control stage.

The Chair asked whether there was anyone else 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:

PL2019-157 Kirwan/McCausland: THAT the City of Greater Sudbury approves the application by Dalron Construction Limited to amend Zoning By-law 2010-100Z by changing the zoning classification from "I", Institutional to "I(Special)", Institutional Special on lands described as PINs 73505-0560 & 73505-0782, Parcels 27211 & 16000 S.E.S., Lots 23, 24, 25 & 45, Plan M-347 in Lot 7, Concession 2, Township of Hanmer, as outlined in the report entitled "Dalron Construction Limited" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on November 25, 2019, subject to the following conditions:

1. That the amending by-law for the I-Special zoning includes the following site-specific provisions:

a) In addition to the uses permitted in the I zone, the following uses shall also be permitted:

- i) Maximum 19 row dwelling units;
 - ii) Maximum 24 multiple dwelling units within the existing building; and,
 - iii) Maximum 500 m2 of gross floor area within the existing building allocated to commercial uses to include personal service shop, medical office, professional office and service shop; and,
 - iv) Related accessory uses.
- b) The location of the existing building shall be permitted;
 - c) The minimum rear yard abutting Lot 26, Plan M-347 and the minimum interior side yard abutting the southerly lot line of Lot 44, Plan M-347 shall be 1.8 metres;
 - d) The maximum building height of a dwelling unit abutting the southerly lot line of Lots 26 & 44, Plan M-347 shall be one (1) storey;
 - e) A minimum 68 parking spaces shall be provided;
- f) The following site-specific provisions shall be applied to row dwellings:
 - i) The minimum setback from a street line shall be six (6) metres;
 - ii) Driveways for each pair of units shall be paired and centred at the common wall;
 - iii) The provisions of the "R3", Medium Density Residential zone shall apply in regards to privacy yards, required courts, planting strips and building offsets.

Rules of Procedure

Councillor Kirwan presented the following amendment:

PL2019-157-A1 Kirwan/McCausland: THAT condition 1 a iii of the resolution be amended to remove "a maximum of 500 m2 of gross floor area within the existing building allocated to" and to insert within the "existing building" after the words "service shop."

YEAS: Councillor Kirwan

NAYS: Councillors McCausland, Cormier

DEFEATED

The following resolution was presented:

Rules of Procedure

With the concurrence of the Committee, the reading of the resolution was waived.

PL2019-157 Kirwan/McCausland: THAT the City of Greater Sudbury approves the application by Dalron Construction Limited to amend Zoning By-law 2010-100Z by changing the zoning classification from "I", Institutional to "I(Special)", Institutional Special on lands described as PINs 73505-0560 & 73505-0782, Parcels 27211 & 16000 S.E.S., Lots 23, 24, 25 & 45, Plan M-347 in Lot 7, Concession 2, Township of Hanmer, as outlined in the report entitled "Dalron Construction Limited" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on November 25, 2019, subject to the following conditions:

1. That the amending by-law for the I-Special zoning includes the following site-specific provisions:
 - a) In addition to the uses permitted in the I zone, the following uses shall also be permitted:
 - i) Maximum 19 row dwelling units;
 - ii) Maximum 24 multiple dwelling units within the existing building; and,
 - iii) Maximum 500 m2 of gross floor area within the existing building allocated to commercial uses to include personal service shop, medical office, professional office and service shop; and,
 - iv) Related accessory uses.
 - b) The location of the existing building shall be permitted;
 - c) The minimum rear yard abutting Lot 26, Plan M-347 and the minimum interior side yard abutting the southerly lot line of Lot 44, Plan M-347 shall be 1.8 metres;
 - d) The maximum building height of a dwelling unit abutting the southerly lot line of Lots 26 & 44, Plan M-347 shall be one (1) storey;
 - e) A minimum 68 parking spaces shall be provided;
- f) The following site-specific provisions shall be applied to row dwellings:
 - i) The minimum setback from a street line shall be six (6) metres;

- ii) Driveways for each pair of units shall be paired and centred at the common wall;
- iii) The provisions of the "R3", Medium Density Residential zone shall apply in regards to privacy yards, required courts, planting strips and building offsets.

YEAS: Councillors Cormier, McCausland, Kirwan
CARRIED

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

Adopting, Approving or Receiving Items in the Consent Agenda

The following resolution was presented:

PL2019-158 Kirwan/McCausland: THAT the City of Greater Sudbury approves Consent Agenda Item C-1 to C-3.

CARRIED

The following are the Consent Agenda Items:

Routine Management Reports

C-1 . Dalron Construction Ltd. – Extension to draft plan of subdivision approval, Agincourt Avenue, Sudbury

Report dated October 1, 2019 from the General Manager of Growth and Infrastructure regarding Dalron Construction Ltd. – Extension to draft plan of subdivision approval, Agincourt Avenue, Sudbury.

PL2019-159 Kirwan/McCausland: 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 known as PINs 73602-0239, 73602-0240 & 73602-0187, Blocks L & M, Plan M-1014, Block 52, Plan 53M-1197, Lot 2, Concession 6, Township of McKim, File 780-6/16001, as outlined in the report entitled "Dalron Construction Ltd." from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on November 25, 2019 upon the payment of the processing fee of \$2034.50 as follows:

- a) By replacing the reference to 'Director of Planning' or 'Director Planning Services of the City of Greater Sudbury' with 'Director of Planning Services in Condition #2 and #30.
- b) By replacing the reference to the 'General Manager of Infrastructure' or the 'General Manager of Infrastructure Services' or the 'General Manager of Growth and Development' with the 'General Manager of Growth and Infrastructure' in Condition #3, #24, and #25.
- c) By replacing the reference to the 'Municipality' or 'City of Greater Sudbury' with the 'City' in Condition #4, #5, #6, #7, and #9.
- d) By replacing Condition #10 with the following:
"10. That this draft approval shall lapse on November 29, 2022."
- e) By replacing Condition #13 with the following:
"13. 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:
 - 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 2 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 2 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;
 - 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. Any resulting post development runoff in excess of this permissible discharge rate must be controlled and detained within the plan of subdivision; "enhanced" level must be used for the design of storm water quality controls as defined by the Ministry of the Environment, Conservation and

Parks;

- Storm water management must follow the recommendations of the Junction Creek Subwatershed Study;
- The drainage catchment boundary including external tributary catchments and their respective area must be clearly indicated with any storm water management plan;
- 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;
- Minor storm drainage from the plan of subdivision shall not be drained overland onto adjacent properties; and,
- Existing drainage patterns on adjacent properties shall not be altered unless explicit permission is granted.

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 and Conservation Sudbury 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."

f) By adding the following to Condition #14:

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

g) By adding the following to Condition #15:

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

h) By replacing the reference to 'Ministry of the Environment' to 'Ministry of the Environment, Conservation and Parks' in Condition #26.

i) By replacing the reference to 'developers/owners' with 'owner' in Condition #29(a), (b) and (e), and #30(a)(ii).

j) By replacing the reference to "Nickel District Conservation Authority" with "Conservation Sudbury" in Condition #31.

k) By deleting Condition #32 in its entirety.

l) By adding a new Condition #33:

"33. 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."

CARRIED

C-2 . Lorne Falls Road, Worthington – Declaration of Surplus Vacant Land

Report dated November 4, 2019 from the General Manager of Corporate Services regarding Lorne Falls Road, Worthington – Declaration of Surplus Vacant Land.

PL2019-160 McCausland/Kirwan: THAT the City of Greater Sudbury declares surplus to the City's needs the vacant land east of Lorne Falls Road, Worthington, legally described as PIN 73395-0199(LT), formerly Parcel 13246, SWS, Township of Lorne;

AND THAT the vacant land be offered for sale to the abutting property owner(s) pursuant to the procedures governing the sale of limited marketability surplus land as outlined in Property By-law 2008-174, as outlined in the report entitled "Lorne Falls Road, Worthington –Declaration of Surplus Vacant Land" from the General Manager of Corporate Services presented at the Planning Committee meeting on November 25, 2019.

CARRIED

C-3 . 7 Serpentine Street, Copper Cliff - Declaration of Surplus Property

Report dated November 5, 2019 from the General Manager of Corporate Services regarding 7 Serpentine Street, Copper Cliff - Declaration of Surplus Property.

PL2019-161 Kirwan/McCausland; THAT the City of Greater Sudbury declares surplus to the City's needs 7 Serpentine Street, Copper Cliff, legally described as PIN 73599-0173(LT), Lot 79 on Plan M1025, Township of McKim;

AND THAT the property be marketed for sale to the general public pursuant to the procedures

governing the sale of full marketability surplus land as outlined in Property By-law 2008-174, as outlined in the report entitled "7 Serpentine Street, Copper Cliff - Declaration of Surplus Property" from the General Manager of Corporate Services, presented at the Planning Committee meeting on November 25, 2019.
CARRIED

Managers' Reports

R-1 . Vale Canada Ltd. (Agent: Dalron Construction Ltd.) - Request for extension of conditional approval of rezoning application File # 751-3/17-4, Parkview Drive, Garson

Report dated November 4, 2019 from the General Manager of Growth and Infrastructure regarding Vale Canada Ltd. (Agent: Dalron Construction Ltd.) - Request for extension of conditional approval of rezoning application File # 751-3/17-4, Parkview Drive, Garson.

The following resolution was presented:

PL2019-162 McCausland/Kirwan: THAT the City of Greater Sudbury approves the extension for rezoning application File #751-3/17-4 by Vale Canada Ltd. (Agent: Dalron Construction Ltd.) on lands described as Part of PINs 73495-0581 & 73495-1307, Parts 1 to 6, Plan 53R-20738 in Lots 6 & 7, Concession 2, Township of Garson, as outlined in the report entitled "Vale Canada Ltd.", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on November 25, 2019, for a period of one (1) year to December 12, 2020.

CARRIED

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

PL2019-163 Kirwan/McCausland: THAT this meeting does now adjourn. Time: 3:49 p.m.

CARRIED

Danielle Wicklander, Deputy City Clerk