


Moved By  No. PL2019- 149

Seconded By  Date Monday, November 25, 2019

THAT the City of Greater Sudbury moves into Closed Session to deal with seven (7) Proposed or 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* s.239(2)(c).

CARRIED  
Monday, November 25, 2019



Councillor Cormier, Chair

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

CM-1

## Planning Committee Resolutions



Moved By [Signature] No. PL2019- 150

Seconded By [Signature] Date Monday, November 25, 2019

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  
Monday, November 25, 2019

[Signature]

Councillor Cormier, Chair

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

CM-2

## Planning Committee Resolutions



Moved By [Signature] No. PL2019- 151

Seconded By [Signature] Date Monday, November 25, 2019

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  
Monday, November 25, 2019

[Signature]

Councillor Cormier, Chair

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

CM-3

## Planning Committee Resolutions



Moved By

[Signature]

No. PL2019- 152

Seconded By

[Signature]

Date Monday, November 25, 2019

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  
Monday, November 25, 2019

[Signature]

Councillor Cormier, Chair

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

CM-5

## Planning Committee Resolutions



Moved By  No. PL2019- 153

Seconded By  Date Monday, November 25, 2019

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  
Monday, November 25, 2019



Councillor Cormier, Chair

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

M-6

## Planning Committee Resolutions



Moved By Shauli Alb

No. PL2019- 154

Seconded By R. K...

Date Monday, November 25, 2019

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  
Monday, November 25, 2019

Sam Cormier

Councillor Cormier, Chair

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



Moved By

*[Signature]*

No. PL2019- 155

Seconded By

*[Signature]*

Date Monday, November 25, 2019

Resolution 1 regarding the Official Plan Amendment:

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  
Cormier  
McCavland  
Kirwan  
Landry- Altmann

CARRIED  
Monday, November 25, 2019

*[Signature]*

Councillor Cormier, Chair

Committee Resolutions are not ratified  
until approved by City Council.

PL 2  
Rezoning

## Planning Committee Resolutions



Moved By [Signature]

No. PL2019- 156

Seconded By [Signature]

Date Monday, November 25, 2019

Resolution 2 regarding the Rezoning:

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  
Cormier  
McCaushand  
Kinwan  
Londy-Altman

<p style="text-align: center;">CARRIED Monday, November 25, 2019</p> <p style="text-align: center;"><u>[Signature]</u> Councillor Cormier, Chair</p> <p style="text-align: center;"><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. PL2019- 155/156

Date: November 25/19

### 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 RESOLUTION

Moved By

R. Kuni

No.

PL2019- 157-A1

Seconded By

Alb M. C.

Date

November 25 2019

condition  
1 a iii of

THAT the Resolution be amended to remove a maximum  
of 500 m<sup>2</sup> of gross floor area within the existing  
building allocated to

and to insert within the "existing building"  
after the words "service shop"

Defeated

CARRIED

November 25, 2019

Jim Cormier

Councillor Cormier, Chair

Yeas

Kirwan

Nays

McCausland

Cormier

Moved By R. K...

No. PL2019-157

Seconded By [Signature]

Date Monday, November 25, 2019

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 m<sup>2</sup> 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  
Cormier  
McCaustland  
Kirwan

CARRIED  
Monday, November 25, 2019

[Signature]

Councillor Cormier, Chair

Committee Resolutions are not ratified  
until approved by City Council

## Planning Act Requirements

Public Hearing No. # 2

Regarding Resolution No. PL2019-157

Date: Nov 25/19

### 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 R. K... No. PL2019- 158

Seconded By [Signature] Date Monday, November 25, 2019

THAT the City of Greater Sudbury approves Consent Agenda Items C-1 to C-3.

CARRIED  
Monday, November 25, 2019

[Signature]

Councillor Cormier, Chair

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



Moved By



No.

PL2019- 159

Seconded By



Date

Monday, November 25, 2019

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.

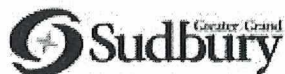
k) By deleting Condition #32 in its entirety.

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  
Monday, November 25, 2019

  
Councillor Cormier, Chair

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



## Planning Committee Resolutions

Moved By

A handwritten signature in black ink, appearing to be 'D. M. C.', written over a horizontal line.

No.

PL2019- 160

Seconded By

A handwritten signature in blue ink, appearing to be 'R. K.', written over a horizontal line.

Date

Monday, November 25, 2019

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.

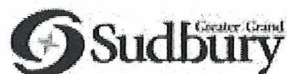
CARRIED

Monday, November 25, 2019

A handwritten signature in black ink, appearing to be 'Jean Cormier', written over a horizontal line.

Councillor Cormier, Chair

*Committee Resolutions are not ratified  
until approved by Council*



## Planning Committee Resolutions

Moved By

No.

PL2019- 161

Seconded By

Date

Monday, November 25, 2019

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

Monday, November 25, 2019

  
Councillor Cormier, Chair

*Committee Resolutions are not ratified  
until approved by Council*

Moved By



No.

PL2019- 162

Seconded By



Date

Monday, November 25, 2019

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

Monday, November 25, 2019



Councillor Cormier, Chair

*Committee Resolutions are not ratified  
until approved by Council*



Moved By  No. PL2019- 163

Seconded By  Date Monday, November 25, 2019

THAT this meeting does now adjourn. Time: 3:49 pm

CARRIED  
Monday, November 25, 2019



Councillor Cormier, Chair

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until approved by City Council.*