



Location: Tom Davies Square - Council Chamber

Commencement: 1:04 PM

Adjournment: 2:24 PM

## Minutes

**For the Planning Committee Meeting held  
Monday, November 4, 2019**

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### Councillor Cormier, In the Chair

Present Councillors McCausland, Kirwan [D 1:32 p.m.], Sizer, Cormier, Landry-Altmann [A 1:11 p.m.]

City Officials Jason Ferrigan, Director of Planning Services; Robert Webb, Supervisor of Development Engineering; Glen Ferguson, Senior Planner; Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk; Franca Bortolussi, Acting Administrative Assistant to the City Solicitor and Clerk; Julie Lalonde, Clerk's Services Assistant; Nia Lewis, Clerk's Services Assistant

## DECLARATIONS OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None declared.

## Public Hearings

1. J. Corsi Developments Inc. – Application to amend and revise a Draft Approved Plan of Subdivision, Corsi Hill Subdivision, Sudbury

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

Report dated October 15, 2019 from the General Manager of Growth and Infrastructure regarding J. Corsi Developments Inc. – Application to amend and revise a Draft Approved Plan of Subdivision, Corsi Hill Subdivision, Sudbury.

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

Glen Ferguson, Senior Planner, outlined the report.

*At 1:11 p.m., Councillor Landry-Altmann arrived.*

### Planning Department Response to Committee Questions:

In response to questions from a Committee member, Mr. Ferguson stated that there is a section in the Official Plan called the Comprehensive Plan Unit Development (CPUD) and it allows the development of open space lands that sometimes involve difficult to develop lands. In exchange for the development of those lands, there are incentives written into the CPUD. He also stated that Block 11 will be transferred to the City, whereas Block 10 will remain with the developer. Mr. Ferguson

further stated that the application was circulated to Drainage staff as well as Development Engineering staff and they stated they have no concerns regarding the water drainage on the site on Copper Street.

**Applicant or Agent's Closing Remarks:**

Mr. Jarus stated that the intent of the application is to reduce the amount of area that would be conveyed to the municipality. He also said that, originally, Blocks 10 and 11 were going to be transferred to the City because the owner, at that time, did not see a use for the property. However, the owner has found that there is potential for further development on Block 10 and would like to retain the property for potential future development.

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:

PL2019-141 McCausland/Kirwan: 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 PIN 73588-0987, Part 1, Plan 53R-14036, Except Part 1, Plan 53R-17900 & Plan 53M-1356, Lot 8, Concession 2, Township of McKim, File 780-6/16002, as outlined in the report entitled "J. Corsi Developments Inc." from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on November 4, 2019, as follows:

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

"1. That this draft approval applies to the draft plan of subdivision of PIN 73588-0987, Part 1, Plan 53R-14036, Except Part 1, Plan 53R-17900 & Plan 53M-1356, Lot 8, Concession 2, Township of McKim, as shown on a plan of subdivision prepared by Tulloch Geomatics Inc. and dated June 3, 2019.", and;

2. By deleting the words "Block 10" in Condition #31 and replacing it with the words "Block 11".

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

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

## **Adopting, Approving or Receiving Items in the Consent Agenda**

The following resolution was presented:

PL2019-142 Kirwan/McCausland: 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 . Sitiri Investments Ltd. - Application to Extend Draft Plan of Subdivision Approval, Part of PIN 73478-0809, Part of Parcel 11257 S.E.S., Parts 1-3, Plan 53R-19865 in Lot 3, Concession 5, Township of Broder, Algonquin Road, Sudbury

Report dated October 9, 2019 from the General Manager of Growth and Infrastructure regarding Sitiri Investments Ltd. - Application to Extend Draft Plan of Subdivision Approval, Part of PIN 73478-0809, Part of Parcel 11257 S.E.S., Parts 1-3, Plan 53R-19865 in Lot 3, Concession 5, Township of Broder, Algonquin Road, Sudbury.

PL2019-143 McCausland/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 Part of PIN 73478-0809, Part of Parcel 11257 S.E.S., Parts 1-3, Plan 53R-19865 in Lot 3, Concession 5, Township of Broder City of Greater Sudbury, File 780-6/12004, as outlined in the report entitled "Sitiri Investments Ltd." from the General Manager of Growth and Infrastructure, as presented at the Planning Committee meeting on November 4, 2019 as follows:

a) By deleting Condition #9;

b) By amending the draft plan lapsing date in Condition #10 to December 23, 2020.

**CARRIED**

C-2 . Huneault Subdivision Extension Vytis Lands (Kagawong) Ltd. - Application to Extend Draft Plan of Subdivision and Rezoning Approval (Huneault Subdivision, Chelmsford)

Report dated October 9, 2019 from the General Manager of Growth and Infrastructure regarding Huneault Subdivision Extension Vytis Lands (Kagawong) Ltd. - Application to Extend Draft Plan of Subdivision and Rezoning Approval (Huneault Subdivision, Chelmsford).

Resolution 1 regarding Draft Plan of Subdivision Extension:

PL2019-144 Kirwan/McCausland: THAT the City of Greater Sudbury's delegated official be directed to amend the conditions of draft approval for the plan of subdivision on lands described as Part of PINs 73348-0005 & 73348-0734 in Lots 2 & 3, Concession 2, Township of Balfour, City of Greater Sudbury, File 780 5/12005, as outlined in the report entitled "Huneault Subdivision Extension Vytis Lands (Kagawong) Ltd." from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on November 4, 2019 as follows:

a) By amending the draft plan lapsing date in Condition #10 to December 12, 2022

**CARRIED**

Resolution 2 regarding Rezoning Extension:

PL2019-145 McCausland/Sizer: THAT the City of Greater Sudbury approves the extension of rezoning application File # 751-5/12-17 by Vytis Lands (Kagawong) Ltd. on lands described as PINs 73348-0005 & 73348-0734 in Lots 2 & 3, Concession 2, Township of Balfour, City of Greater Sudbury, as outlined in the report entitled "Huneault Subdivision Extension Vytis Lands (Kagawong) Ltd.", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on November 4, 2019, for a period of one (1) year to December 12, 2020.

**CARRIED**

C-3 . A. Scott & Son Distributors Sudbury Ltd. – Application for Zoning By-law Amendment in order to remove a Holding Provision, 5715 Nickel Offset Road, Chelmsford

Report dated October 11, 2019 from the General Manager of Growth and Infrastructure regarding A. Scott & Son Distributors Sudbury Ltd. – Application for Zoning By-law Amendment in order to remove a Holding Provision, 5715 Nickel Offset Road, Chelmsford.

PL2019-146 Sizer/McCausland: THAT the City of Greater Sudbury approves the application by A. Scott & Son Distributors Sudbury Ltd. to amend Zoning By-law 2010-100Z by changing the zoning classification on a portion of the subject lands from "H3RU", Holding – Rural to "RU", Rural on a portion of those lands described as PIN 73343-0274, Lot 5, Concession 2, Township of Morgan, as outlined in the report entitled "A. Scott & Son Distributors Sudbury Ltd." from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on November 4, 2019.

**CARRIED**

## Members' Motions

No Motions were presented.

## Correspondence for Information Only

I-1 . Review of Location & Design Preferences for Antenna Systems – City of Greater Sudbury Radio-communication and Broadcasting Antenna System Public Consultation Protocol

Report dated October 11, 2019 from the General Manager of Growth and Infrastructure regarding Review of Location & Design Preferences for Antenna Systems – City of Greater Sudbury Radio-communication and Broadcasting Antenna System Public Consultation Protocol.

For Information Only.

*At 1:32 p.m., Councillor Kirwan departed.*

Recess

At 1:54 p.m., the Committee recessed.

Reconvene

At 2:08 p.m., the Committee reconvened.

The following resolution was presented:

PL2019-147 Landry-Altman/McCausland: THAT the City of Greater Sudbury directs staff to increase the prescribed distance for notification of an application for public consultation from three times the

height of the proposed antenna system to four times the height of the proposed antenna system.  
**CARRIED**

## **Addendum**

No Addendum was presented.

## **Civic Petitions**

No Civic Petitions were submitted.

## **Question Period**

No Questions were asked.

## **Adjournment**

PL2019-148 McCausland/Sizer: THAT this meeting does now adjourn. Time: 2:24 p.m.  
**CARRIED**

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Brigitte Sobush, Deputy City Clerk