

Planning Committee Resolutions




Moved By Councillor Leduc No. PL2021- 38

Seconded By Councillor Landry- Altmann Date Monday, February 22, 2021

THAT the City of Greater Sudbury moves into Closed Session to deal with two (2) Proposed or Pending Acquisition or Disposition of Land Matters:

- Sale of Closed Road - Old Trespass Road, Garson
- Sale of Lane - Romanet Lane, Sudbury

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

CARRIED
Monday, February 22, 2021

Councillor Kirwan, Chair
*Committee Resolutions are not ratified
until approved by City Council.*

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Planning Committee Resolutions



Moved By Councillor Landry-Altman^{NY} No. PL2021-39

Seconded By Councillor Lapierre Date Monday, February 22, 2021

THAT the City of Greater Sudbury approves the application by Red Oak Villa 2014 Inc. & Red Oak Villa 2015 Inc. to amend Zoning By-law 2010-100Z by changing the zoning classification from "C4(16)", Office Commercial Special, "I(47)", Institutional Special and "I(48)", Institutional Special to a revised "C4(16)", Office Commercial Special on lands described as PINs 02138-0077, 02138-0198, 02138-0199, 02138-0200, 02138-0201 & 02138-0202 in Lots 5 & 6, Concession 4, Township of McKim, as outlined in the report entitled "30 Ste. Anne Road, 162 MacKenzie Street & 38 Xavier Street, Sudbury" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on February 22, 2021, subject to the following conditions:

1. That prior to the adoption of the amending by-law, the owner shall amend the Site Plan Control Agreement registered on title in order to address the following matters to the satisfaction of the Director of Planning Services:

(i) Amend the applicable Schedules to incorporate the twin entrances and porticoes on the south elevation of the designated heritage building at 162 MacKenzie Street and to revise the adjacent parking layout accordingly;

(ii) Amend the Agreement and annotate the applicable Schedules to require a Cultural Heritage Impact Assessment for any new buildings that are proposed to be constructed on Lots 314, 315 and 316, Plan 1-SC in order to protect the view corridor of the south elevation of the designated heritage building at 162 MacKenzie Street from the street line.

2. That Clauses (i), (ii) and (iii) of the C4(16) special zoning be deleted and replaced with the following site-specific provisions to be applied to the entirety of the subject lands:

(i) In addition to the uses permitted in the C4 zone, the following uses shall also be permitted:

Assembly hall, audio/visual studio, bake shop, commercial recreation centre, commercial school, retail store including accessory outdoor display and sales, tavern, theatre, and related accessory uses;

(ii) Notwithstanding Section 7.3, Table 7.3, Special Provision (10), there shall be no limit on gross floor area;

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(iii) Notwithstanding Sections 5.3 and 5.5 of the Zoning By-law, the parking standards of the "C6", Downtown Commercial zone shall apply subject to the following exceptions:

- (a) Day care centre: 1 per 40 m2 of net floor area;
- (b) Institutional uses: 1 per 40 m2 of net floor area;
- (c) Medical office: 1 per 30 m2 of net floor area;
- (d) Personal service shop: 1 per 33 m2 of net floor area;
- (e) Retail: 1 per 40 m2 of net floor area; (f) Place of worship: 1 per 30 m2 of net floor area;
- (g) All other uses including residential: applicable C6 parking standard; and,
- (h) The accessible parking requirements of Section 5.2.3.5 shall apply.

(iv) On lands described as PINs 02138-0198, 02138-0199, 02138-0200 and 02138-0202 and municipally known as 30 Ste. Anne Road, the following site-specific provisions shall also apply:

- (a) The lot line abutting Mackenzie Street shall be deemed to be the front lot line;
- (b) The location of the existing building shall be permitted;
- (c) A retaining wall shall be permitted with a zero setback abutting Lot 94, Plan RCP 85-S.

YEAS:

McClusland
Lapierre
Leduc
Landry-Altmann
Kirwan

CARRIED
Monday, February 22, 2021

Councillor Kirwan, Chair
*Committee Resolutions are not ratified
until approved by City Council.*

PLANNING COMMITTEE RESOLUTION



Moved By Councillor Hardy-Altmann No. PL2021-39-A1

Seconded By Councillor Leach Date Monday, February 22, 2021

That the resolution be amended to
remove "tavern" as a permitted use.

DEFEATED

CARRIED

February 22, 2021

Robert Kirwan

Councillor Kirwan, Chair

Bill 73 Requirements

Public Hearing No. - 4 -

Regarding Resolution No. PL2021- 39

Date Feb. 22 / 20 21

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 Kirwan, Chair

Planning Committee Resolutions

Moved By Councillor LapierreNo. PL2021-40Seconded By Councillor LeducDate Monday, February 22, 2021

THAT the City of Greater Sudbury approves the application by Julien & Janelle Gauvin to amend Zoning By-law 2010-100Z by changing the zoning classification on the subject lands from "RU", Rural to "RU(S)", Rural Special on those lands described as PIN 73504-3118, Part 2, Plan 53R-20867, Lot 4, Concession 3, Township of Hanmer, as outlined in the report entitled "4846 Deschene Road, Hanmer", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on February 22, 2021, subject to the following condition:

1. That the amending zoning by-law include the following site-specific provisions:

a) That a secondary dwelling unit be permitted having a maximum setback distance of 75 metres from the primary dwelling.

YEAS:

McCausland

Lapierre

Leduc

Landry-Altmann

Kirwan

CARRIED

Monday, February 22, 2021

Councillor Kirwan, Chair

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

Bill 73 Requirements

Public Hearing No. - 1 -

Regarding Resolution No. PL2021-40

Date Feb. 22 / 2021

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 Kirwan, Chair

Planning Committee Resolutions



Moved By Councillor McCausland No. PL2021-41

Seconded By Councillor Landry-Altman Date Monday, February 22, 2021

THAT the City of Greater Sudbury approves the application by John Dryland & Deborah Frantila to amend Zoning By-law 2010-100Z by changing the zoning classification on a portion of the subject lands from "RU", Rural to "SLS(4)", Seasonal Limited Service Special on those lands described as PIN 73366-0027, Parcel 13054, Lot 8, Concession 1, Township of Fairbank, as outlined in the report entitled "106 Langdon Road, Whitefish", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on February 22, 2021, subject to the following conditions:

1. That prior to the passing of an amending zoning by-law the owner shall submit a registered survey plan describing the lands to be rezoned to the satisfaction of the Director of Planning Services; and,
2. That conditional approval shall lapse on March 9, 2023 unless Condition #1 above has been met or an extension has been granted by Council.

YEAS:

McCausland
Lapierre
Leduc
Landry-Altman
Kirwan

CARRIED
Monday, February 22, 2021
Robert Kirwan
Councillor Kirwan, Chair
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until approved by City Council.*

Bill 73 RequirementsPublic Hearing No. - 2 -Regarding Resolution No. PL2021-41Date Feb. 22 / 2021**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 Kirwan, Chair

Planning Committee Resolutions



Moved By Councillor Lapierre No. PL2021-42

Seconded By Councillor McCausland Date Monday, February 22, 2021

THAT the City of Greater Sudbury approves the application by 1905066 Ontario Inc. to amend Zoning By-law 2010-100Z by changing the zoning classification from "C6(1)", Downtown Commercial Special to a revised "C6 -Special", Downtown Commercial Special on lands described as PINs 73349-0576 & 73349-1719, Parcels 815 & 22322 S.W.S., Part 1, Plan 53R-4440 in Lot 2, Concession 3, Township of Balfour, as outlined in the report entitled "3557 Errington Avenue, Chelmsford," from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on February 22, 2021, subject to the following conditions:

- a) In addition to the uses permitted in the C6(1) zone, a veterinary clinic shall also be permitted;
- b) That prior to the adoption of the amending by-law, the owner shall install a Precast Test Maintenance Hole (GSSD-1001.030) or Maintenance Access Chamber (GSSD-1001.040) on the sanitary sewer service on the private property side of the property line to the satisfaction of the Director or Planning Services; and,
- c) Conditional approval shall lapse on March 9, 2023 unless Condition b) above has been met or an extension has been granted by Council.

YEAS:

McCausland
Lapierre
Leduc
Landry-Altman
Kirwan

CARRIED
Monday, February 22, 2021

Robert Kirwan

Councillor Kirwan, Chair

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Bill 73 Requirements

Public Hearing No. -3-

Regarding Resolution No. PL2021-42

Date Feb. 22 / 2021

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 Kirwan, Chair

Planning Committee Resolutions



Moved By Councillor Leduc No. PL2021- 43

Seconded By Councillor Landry-Altmann Date Monday, February 22, 2021

THAT the City of Greater Sudbury authorize the sale of part of closed Old Trespass Road, Garson, legally described as PIN 73496-0703(LT), being Part 3 on Plan 53R-16246, EXCEPTING Part 3 on Plan 53R-21243, and PIN 73496-0448(LT), being Parts 5, 6 and 7 on Plan 53R-16246, 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 Capital Financing Reserve Fund – General.

CARRIED

Monday, February 22, 2021

Councillor Kirwan, Chair

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until approved by City Council.*

Planning Committee Resolutions

Moved By Councillor McCauslandNo. PL2021-44Seconded By Councillor LeducDate Monday, February 22, 2021

THAT the City of Greater Sudbury authorize the sale of part of Romanet Lane south of Van Horne and north of Elgin Street, Sudbury, legally described as PIN 73584-0917(LT), Lane on Plan 2SA lying between Van Horne Street and Elgin Street, City of Greater Sudbury;

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 be credited to the Capital Financing Reserve Fund – General.

DEFEATED

CARRIED

Monday, February 22, 2021

Councillor Kirwan, Chair

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Planning Committee Resolutions



Moved By Councillor Landry-Altmann No. PL2021- 45

Seconded By Councillor Lapierre Date Monday, February 22, 2021

THAT the City of Greater Sudbury approves Consent Agenda Item C-1.

DEFEATED

CARRIED

Monday, February 22, 2021

Councillor Kirwan, Chair

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Planning Committee Resolutions



Moved By Councillor Landry- Altmann No. PL2021-46

Seconded By Councillor Lapierre Date Monday, February 22, 2021

THAT the City of Greater Sudbury closes by by-law and declares surplus to the City's needs part Alder Street, Sudbury, north of Willow Street, south of Victoria Street and legally described part of PIN 73585-1085(LT), part of Alder Street, Plan 31SA, City of Greater Sudbury;

AND THAT the land be offered for sale to the abutting property owner to the east, pursuant to the procedures governing the sale of limited marketability surplus land as outlined in Property By-law 2008-174;

AND THAT the City of Greater Sudbury directs staff to prepare a by-law authorizing the closing of part of Alder Street, Sudbury, north of Willow Street and south of Victoria Street, as outlined in the report entitled "Part of Alder Street, Sudbury - Road Closure and Declaration of Surplus Land", from the General Manager of Corporate Services, presented at the Planning Committee meeting on February 22, 2021.

DEFEATED

CARRIED

Monday, February 22, 2021

Robert Kirwan

Councillor Kirwan, Chair

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Planning Committee Resolutions



Moved By Councillor Lapierre No. PL2021- 47

Seconded By Councillor Landry-Altmann Date Monday, February 22, 2021

THAT the City of Greater Sudbury approves the application by Keystone Homes Inc. to amend Zoning By-law 2010-100Z by removing the "H", Holding Designation on lands described as PIN 73504-3102, Part 3, Plan 53R-21074 in Lot 5, Concession 3, Township of Hanmer, as outlined in the report entitled "Deschene Road, Hanmer", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on February 22, 2021, in order to permit an 80-unit row dwelling complex.

CARRIED

Monday, February 22, 2021

Councillor Kirwan, Chair

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

Moved By Councillor McCausland No. PL2021-48

Seconded By Councillor Leduc Date Monday, February 22, 2021

THAT this meeting does now adjourn. Time: 3:49 p.m.

CARRIED

Monday, February 22, 2021



Councillor Kirwan, Chair

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