



## Minutes

**For the Planning Committee Meeting held  
Monday, February 8, 2021**

---

Location:	Tom Davies Square - Council Chamber / Electronic Participation
Commencement:	12:01 PM
Adjournment:	3:04 PM

### **Councillor Kirwan, In the Chair**

Present	Councillors McCausland, Kirwan, Lapierre [A 12:13 p.m.], Leduc, Landry-Altmann
City Officials	Kevin Fowke, General Manager of Corporate Services; Ian Wood, Executive Director of Strategic Initiatives, Communication and Citizen Services [A 12:04 p.m., D 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	<p>The following resolution was presented:</p> <p>PL2021-25 McCausland/Landry-Altmann: THAT the City of Greater Sudbury moves into Closed Session to deal with four (4) Proposed or Pending Acquisition or Disposition of Land Matters:</p> <ul style="list-style-type: none"><li>• Purchase of Land - Shaughnessy Street, Sudbury</li><li>• Transfer of Land - Long Lake Road, Sudbury</li><li>• Declare Surplus, Dispense and Transfer of Vacant Land - Morgan Road, Chelmsford</li><li>• Sale of Land - Morin Avenue, Sudbury</li></ul> <p>in accordance with the <i>Municipal Act</i>, 2001 s.239(2)(c) <b>CARRIED</b></p> <p>At 12:03 p.m. the Planning Committee moved into Closed Session.</p>
Recess	At 12:25 p.m. the Planning Committee recessed.
Reconvene	At 1:07 p.m. the Planning Committee commenced the Open Session in the Council Chamber. <b>Councillor Kirwan, In the Chair</b>
Present	Councillors McCausland, Kirwan, Lapierre, Leduc, Landry-Altmann
City Officials	Alex Singbush, Acting Director of Planning Services; Robert Webb, Supervisor of Development Engineering; Stephen Monet, Manager of Environmental Planning Initiatives; Glen Ferguson, Senior Planner; Wendy Kaufman, Senior Planner; Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk; Lisa Locken, Clerk's Services Assistant; Franca Bortolussi, Administrative Assistant to the City Solicitor and Clerk

## DECLARATIONS OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None declared.

### Public Hearings

#### 1 . 761 Lasalle Boulevard, Sudbury

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

Report dated January 18, 2021 from the General Manager of Growth and Infrastructure regarding 761 Lasalle Boulevard, Sudbury.

Amber Salach, Yellowega Bélanger Salach Architecture, agent for the applicant and Julie DeSimone, the applicant, were present.

Glen Ferguson, Senior Planner, outlined the report.

The agent and the applicant provided comments to the Committee members.

The agent for the applicant responded to questions from the Committee members.

The Chair asked whether there was anyone who wished to speak in favour or against this application and hearing 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:

PL2021-26 Lapierre/McCausland: THAT the City of Greater Sudbury approves the application by Julie & Sandro DeSimone to amend Zoning By-law 2010-100Z by changing the zoning classification on the subject lands from "C3(20)", Limited General Commercial Special to an amended "C3(20)", Limited General Commercial Special on those lands described as Part of PIN 02123-0433, Part 1, Plan 53R-4474, Part 1, Plan 53R-6951, Parts 1 to 3, Plan 53R-16350, Lot 3, Concession 5, Township of McKim, as outlined in the report entitled "761 Lasalle Boulevard, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on February 8, 2021, subject to the following condition:

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

a) That two accessory dwelling units within the two existing buildings situated on the subject lands be added as permitted uses in addition to those uses already permitted in the existing "C3(20)" Zone; and,

b) That no parking spaces be required for the two accessory dwelling units that are to be accommodated within the existing two buildings on the lands.

#### Rules of Procedure

A Recorded Vote was held:

**YEAS:** Councillors McCausland, Lapierre, Leduc, Landry-Altmann, Kirwan  
**CARRIED**

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

#### 2 . Montrose and Woodbine Avenue, Sudbury

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

Report dated January 15, 2021 from the General Manager of Growth and Infrastructure regarding Montrose and Woodbine Avenue, Sudbury.

Kristi Arnold, agent for the applicant, was present.

Wendy Kaufman, Senior Planner, outlined the report.

The agent for the applicant responded to questions from the Committee members.

The Planning Department responded to questions from the Committee members.

The Chair asked whether there was anyone who wished to speak in favour or against this application

and hearing 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:

PL2021-27 Leduc/Lapierre: THAT the City of Greater Sudbury approves the application by Dalron Construction Ltd. to amend Zoning By-law 2010-100Z by changing the zoning classification on the subject lands from "C1", Local Commercial to "R2-2", Low Density Residential Two, and "R2-2(S)", Low Density Residential Two Special on those lands described as PINs 02115-0262 & 02118-0225, Blocks H & I, Plan M-1044, Lot 2, Concession 6, Township of McKim, as outlined in the report entitled "Montrose and Woodbine Avenue, Sudbury," from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on February 8 2021, subject to the following conditions:

1. That the amending by-law for the R2-2-Special zoning includes the following site-specific provisions:

i. In addition to the uses permitted in the R2-2 zone, a convenience store, day care centre, medical office, personal service shop, pet grooming establishment, and pharmacy with a maximum net floor area of 150 square metres per lot shall be permitted with a required minimum lot area of 650 square metres and frontage of 18.0 m, and subject to the provisions for a Commercial Zone in section 4.15 and 5.2.4.3.

ii. Driveways for a pair of semi-detached units shall be paired and centred at the common wall.

2. That prior to the enactment of the amending by-law, the owner provide the Development Approvals Section with a registered survey plan to enable the preparation of the by-law.

3. Conditional approval shall lapse on February 23, 2023 unless Condition 2 above has been met or an extension has been granted by Council.

#### Rules of Procedure

A Recorded Vote was held:

**YEAS:** Councillors McCausland, Lapierre, Leduc, Landry-Altmann, Kirwan  
**CARRIED**

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

## **Matters Arising from the Closed Session**

Councillor McCausland reported that the Committee met in Closed Session to deal with four (4) Proposed or Pending Acquisition or Disposition of Land Matters and the following resolutions emanated therefrom:

PL2021-28 Leduc/Landry-Altmann: THAT the City of Greater Sudbury authorizes the purchase of 210 Shaughnessy Street, Sudbury, legally described as PIN 73584-0243(LT), Lot 254, Plan 2SA, City of Greater Sudbury;

AND THAT the acquisition be funded from The Junction capital project fund;

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**

PL2021-29 McCausland/Lapierre: THAT the City of Greater Sudbury authorizes the transfer of part of unopened Long Lake Road, Sudbury, legally described as part of PIN 73475-0995(LT), part of Lot 6, Concession 6, Township of Broder, and part of unpatented land South of PIN 73475-0995(LT), Township of Broder;

AND THAT a by-law be presented authorizing the transfer and the execution of the documents required to complete the transfer.

**CARRIED**

PL2021-30 Landry-Altmann/Lapierre: THAT the City of Greater Sudbury declares surplus to the City's needs the vacant land south of Morgan Road, Chelmsford, legally described as PIN 73343-0044(LT), formerly Part 1 on Plan SR3275, Township of Morgan;

AND THAT the City of Greater Sudbury dispense with Property By-law 2008-174, and Parkland Disposal Policy By-law 2010-158;

AND THAT the City of Greater Sudbury authorizes the transfer of vacant land south of Morgan Road, Chelmsford, legally described as PIN 73343-0044(LT), formerly Part 1 on PI SR3275, Township of Morgan;

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

**CARRIED**

PL2021-31 Landry-Altmann/Leduc: THAT the City of Greater Sudbury authorizes the sale of land on Morin Avenue, Sudbury, legally described as PIN 02133-0196(LT), Lot 68, Plan M-53, 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 a by-law be presented deeming Lot 68 on Plan M-53, not to be a lot on a registered plan of subdivision;

AND THAT the net proceeds of the sale be credited to the Capital Financing Reserve Fund – General.

**CARRIED**

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

The following resolution was presented:

PL2021-32 Leduc/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 . Moonglo East Subdivision, Sudbury**

Report dated January 18, 2021 from the General Manager of Growth and Infrastructure regarding Moonglo East Subdivision, Sudbury.

PL2021-33 Leduc/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 described as Part of Parcel 1446 SES, Lots 7 & 8, Concession 1, Township of McKim, File # 780-6/89019E, as outlined in the report entitled "Moonglo East Subdivision, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on February 8, 2021, as follows:

1. By deleting Condition #23 and replacing it with the following:

"23. That this draft approval shall lapse on February 6, 2024.";

2. By deleting Condition #28 entirely and replacing it with the following:

"28. 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:

a) 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 5 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 5 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;

b) 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;

c) "Enhanced" level must be used for the design of storm-water quality controls as defined by the Ministry of the Environment, Conservation and Parks;

d) Storm-water management must follow the recommendations of the Junction Creek Sub-watershed Study;

e) The drainage catchment boundary including external tributary catchments and their respective area must be clearly indicated with any storm-water management plan;

- f) 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;
- g) Minor storm drainage from the plan of subdivision shall not be drained overland onto adjacent properties; and,
- h) Existing drainage patterns on adjacent properties shall not be altered unless explicit permission is granted; and,
- i) 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 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."

3. By deleting Condition #38 entirely; and,

4. By deleting Condition #48 entirely and replacing it with the following:

"48. The owner shall provide to the City, as part of the submission of servicing plans an Erosion and Sediment Control Plan detailing the location and types of sediment and erosion control measures to be implemented during the construction of each phase of the project. Said plan shall be to the satisfaction of the General Manager of Growth and Infrastructure and the Nickel District Conservation Authority. The siltation control shall remain in place until all disturbed areas have been stabilized. All sediment and erosion control measures shall be inspected daily to ensure that they are functioning properly and are maintained and/or updated as required. If the sediment and erosion control measures are not functioning properly, no further work shall occur until the sediment and/or erosion problem is addressed."

**CARRIED**

C-2 . Bell Street, Skead - Declaration of Surplus Vacant Land

Report dated January 18, 2021 from the General Manager of Corporate Services regarding Bell Street, Skead - Declaration of Surplus Vacant Land.

PL2021-34 Leduc/McCausland: THAT the City of Greater Sudbury declares surplus to the City's needs vacant land on Bell Street, Skead, legally described as PIN 73513-0469(LT), being Part 2 on Plan 53R-19536, Township of MacLennan;

AND THAT the vacant land be offered for sale to the abutting owner(s) pursuant to the procedures governing the sale of limited marketability surplus land in Property By-law 2008-174, as outlined in the report entitled "Bell Street, Skead - Declaration of Surplus Vacant Land", from the General Manager of Corporate Services, presented at the Planning Committee meeting on February 8, 2021.

**CARRIED**

C-3 . Unopened Long Lake Road, Sudbury - Road Closure and Declaration of Surplus Land

Report dated January 18, 2021 from the General Manager of Corporate Services regarding Unopened Long Lake Road, Sudbury - Road Closure and Declaration of Surplus Land.

PL2021-35 Leduc/McCausland: THAT the City of Greater Sudbury closes by by-law and declares surplus to the City's needs part of unopened Long Lake Road, Sudbury, legally described part of PIN 73475-0995(LT), part of Lot 6, Concession 6, Township of Broder, and part of unpatented land South of PIN 73475-0995(LT), Township of Broder;

AND THAT the land be offered for sale to the abutting property owner pursuant to the procedures governing the sale of limited marketability surplus land as outlined in the 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 unopened Long Lake Road, Sudbury, as outlined in the report entitled "Unopened Long Lake Road, Sudbury - Road Closure and Declaration of Surplus Land", from the General Manager of Corporate Services, presented at the Planning Committee meeting on February 8, 2021.

**CARRIED**

## Members' Motions

No Motions were submitted.

## Addendum

No Addendum was presented.

## Civic Petitions

No Civic Petitions were submitted.

## Question Period

Please visit:

<https://agendasonline.greatersudbury.ca/?pg=agenda&action=navigator&id=2567&lang=en> to view the questions asked.

The following resolution was presented:

PL2021-36 Landry-Altmann/McCausland: THAT the City of Greater Sudbury directs staff to report on best practices related to stock piles of materials on construction sites in Q3 of 2021.

**CARRIED**

## Adjournment

PL2021-37 Landry-Altmann/Lapierre: THAT the meeting does now adjourn. Time: 3:04 p.m.

**CARRIED**

---

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