



Minutes

**For the Planning Committee Meeting held
Monday, January 11, 2021**

Location:	Tom Davies Square - Council Chamber / Electronic Participation
Commencement:	12:03 PM
Adjournment:	4:40 PM

Councillor Kirwan, In the Chair

Present	Councillors McCausland, Kirwan, Landry-Altmann
City Officials	Tony Cecutti, General Manager of Growth and Infrastructure; Keith Forrester, Manager of Real Estate; Shawn Turner, Director of Assets and Fleet Services; Joe Rocca, Traffic and Asset Management Supervisor; Akli Ben-Anteur, Water/Wastewater Project Engineer; Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk
Closed Session	<p>The following resolution was presented:</p> <p>PL2021-01 Landry-Altmann/McCausland: THAT the City of Greater Sudbury moves into Closed Session to deal with two (2) Proposed or Pending Acquisition or Disposition of Land Matters:</p> <ul style="list-style-type: none">• Purchase of Property - St. Charles Street, Sudbury• Purchase of Property - Notre Dame Avenue, Sudbury <p>in accordance with the <i>Municipal Act</i>, 2001 s.239(2)(c) CARRIED</p> <p>At 12:05 p.m. the Planning Committee moved into Closed Session.</p>
Recess	At 12:20 p.m. the Planning Committee recessed.
Reconvene	At 1:01 p.m. the Planning Committee commenced the Open Session in the Council Chamber. Councillor Kirwan, In the Chair
Present	Councillors McCausland, Kirwan, Sizer, Landry-Altmann Councillor McIntosh [D 3:20 p.m.]
City Officials	Alex Singbush, Acting Director of Planning Services; Robert Webb, Supervisor of Development Engineering; Kris Longston, Manager, Community and Strategic Planning; Ed Landry, Senior Planner of Community and Strategic Planning; Glen Ferguson, Senior Planner; Melissa Riou, Senior Planner; Cindi Briscoe, Manager of Housing Services; Paul Javor, Drainage Engineer, Brendan Adair, Manager of Security and By-law Services; Brett Williamson, Director of Economic Development; Phil Doiron, Chief Fire Prevention Officer; 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.

Appointment of Committee Chair and Vice-Chair

Appointment of Chair and Vice-Chair - Planning Committee

Report dated December 17, 2020 from the General Manager of Corporate Services regarding Appointment of Chair and Vice-Chair - Planning Committee.

Nominations were held for the positions of Committee Chair and Vice-Chair.

Councillor McCausland nominated Councillor Kirwan as Chair.

Councillor Landry-Altmann nominated Councillor McCausland as Vice-Chair.

There being no further nominations, nominations were closed.

Councillor Kirwan accepted the nomination.

Councillor McCausland accepted the nomination.

The following the resolution was presented:

PL2021-02 McCausland/Landry-Altmann: That the City of Greater Sudbury appoints Councillor Kirwan as Chair and Councillor McCausland as Vice-Chair of the Planning Committee for the term ending November 14, 2022, as outlined in the report entitled "Appointment of Chair and Vice-Chair - Planning Committee", from the General Manager of Corporate Services, presented at the Planning Committee meeting on January 11, 2021.

CARRIED

Public Hearings

1 . 0 Pearl Street, Sudbury

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

Report dated December 14, 2020 from the General Manager of Growth and Infrastructure regarding 0 Pearl Street, Sudbury.

Sarah Vereault and Tim Laderoute, JL Richards, agents for the applicant were present.

Glen Ferguson, Senior Planner, outlined the report.

The Planning Department responded to questions from the Committee members.

The Housing Services Department responded to questions from the Committee members.

The agents for the applicants 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:

PL2021-03 Landry-Altmann/McCausland: THAT the City of Greater Sudbury approves the application by 1930167 Ontario Ltd. to amend Zoning By-law 2010-100Z by changing the zoning classification on the subject lands from "C3(17)", Limited General Commercial Special to an amended "C3(17)", Limited General Commercial Special on those lands described as PINs 02132-1282, 02132-1284 & 02132-0179, Parts 2 & 4 to 18, Plan 53R-17879, Part of Lot 5, Concession 4, Township of McKim, as outlined in the report entitled "0 Pearl Street, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on January 11, 2021, subject to the following condition:

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

- a) That the only permitted uses on the lands be a multiple dwelling containing a total of 38 residential dwelling units along with institutional, office, and personal service shop uses on the main floor;
- b) That institutional, office, and personal service shop uses on the main floor be limited to a maximum gross floor area of 575 m² (6,189.25 ft²);
- c) That a minimum of 29 parking spaces including 6 accessible parking spaces be required;
- d) That a maximum building height of 16 metres and/or five-storeys be permitted;
- e) That the front lot line be deemed to be situated along the Pearl Street frontage from the westerly interior side lot line to Montebello Street;
- f) That the rear lot line be deemed to be situated along Fairview Avenue from the westerly interior side lot line for a length of 50 m (164.04 ft) in a north-easterly direction; and,
- g) That minimum front and corner side yard setbacks of 0 m (0 ft) be required.

Rules of Procedure

A Recorded Vote was held:

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

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

2 .

17-19 Main Street East, Chelmsford

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

Report dated December 14, 2020 from the General Manager of Growth and Infrastructure regarding 17-19 Main Street East, Chelmsford.

Kevin Jarus, Tulloch Engineering, agent for the applicant and Chico Vaillancourt the applicant, were present.

Glen Ferguson, Senior Planner, outlined the report.

The Planning Department responded to questions from 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 resolutions were presented:

Resolution regarding the Official Plan Amendment:

PL2021-04 McCausland/Landry-Altmann: THAT the City of Greater Sudbury approves the application by C. Enfield Inc. to amend the City of Greater Sudbury Official Plan by permitting a maximum net residential density of 144 units per hectare whereas a maximum net residential density of 60 units per hectare is permitted in the Town Centre land use designation, on those lands described as PIN 73351-0385, Part of Block A & Part of Lot 14, Plan M-4, Parcel 27303, Lot 2, Concession 4, Township of Balfour, as outlined in the report entitled "17-19 Main Street East, Chelmsford", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on January 11, 2021.

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

Resolution regarding the Zoning By-law Amendment:

PL2021-05 McCausland/Sizer: THAT the City of Greater Sudbury approves the application by C. Enfield Inc. to amend By law 2010 100Z being the Zoning By-law for the City of Greater Sudbury by changing the zoning classification on the subject lands from "C6(1)", Downtown Commercial Special to "C6(S)", Downtown Commercial Special on those lands described as PIN 73351-0385, Part of Block A & Part of Lot 14, Plan M-4, Parcel 27303, Lot 2, Concession 4, Township of Balfour, as outlined in the report entitled "17-19 Main Street East, Chelmsford", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on January 11, 2021, subject to the following condition:

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

- a) That the only permitted uses on the subject lands be two multiple dwellings having a total of nine residential dwelling units along with permitted accessory uses;
- b) That the location of the existing multiple dwelling on the easterly portion of the lands shall be permitted;
- c) That a minimum of six parking spaces be provided;
- d) That a parking area be permitted to be located within 0 metres of a public road;
- e) That a minimum court of 12 metres be provided between the opposing walls of the two multiple dwellings;
- f) That no landscaping strip be required along the rear lot line from a point measuring 8.9 metres from the easterly extent of the rear lot line; and,
- g) That a privacy fence having a minimum height of 1.5 metres be required along the rear lot line where no landscaping strip is provided.

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

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

Matters Arising from the Closed Session

Councillor Kirwan reported that the Committee met in Closed Session to deal with two (2) Proposed or Pending Acquisition or Disposition of Land Matters and the following resolutions emanated therefrom:

PL20021-06 McCausland/Landry-Altmann: THAT the City of Greater Sudbury authorize the purchase and demolition of 241 St. Charles Street, Sudbury, legally described as PIN 02131-0045(LT), Lot 397, Plan 18SB, Township of McKim;

AND THAT the acquisition and demolition be funded from St. Charles Lift Station 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

PL2021-07 Landry-Altmann/Sizer: THAT the City of Greater Sudbury authorize the purchase of part of 685 Notre Dame Avenue, Sudbury, legally described as part of PIN 02127-0196(LT), Part 1, Plan 53R-21386, Township of McKim;

AND THAT the acquisition be funded from the Cycling Infrastructure Capital 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

Adopting, Approving or Receiving Items in the Consent Agenda

Rules of Procedure

Councillor McCausland requested that Consent Agenda Item C-4 be pulled and dealt with separately.

The following resolution was presented:

PL2021-08 Sizer/Landry-Altmann: THAT the City of Greater Sudbury approves Consent Agenda Items C-1 to C-3 and C-5 to C-6.

CARRIED

The following are the Consent Agenda items:

Routine Management Reports

C-1 . 1381 Vermilion Lake Road, Chelmsford

Report dated December 11, 2020 from the General Manager of Growth and Infrastructure regarding 1381 Vermilion Lake Road, Chelmsford.

PL2021-09 Sizer/Landry-Altmann: THAT the City of Greater Sudbury approves the request by Ron & Lisa Gosselin to allow Consent Applications B0067/2020, B0068/2020 and B0069/2020 on those lands described as PIN 73368-0328, Part 5, Plan 53R-20628, Part 3, Plan 53R-21130, Lot 12, Concession 6, Township of Creighton, to proceed by way of the consent process, as outlined in the report entitled "1381 Vermilion Lake Road, Chelmsford", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on January 11, 2021.

CARRIED

C-2 . Greenvalley Drive, Sudbury – Declaration of Surplus Vacant Land

Report dated December 15, 2020 from the General Manager of Corporate Services regarding Greenvalley Drive, Sudbury – Declaration of Surplus Vacant Land.

PL2021-10 Sizer/Landry-Altmann: THAT the City of Greater Sudbury declare surplus to the City's needs the vacant land north of Greenvalley Drive, Sudbury, legally described as part of PIN 73475-1295(LT), being part of Part 1 on Plan 53R-17994, Township of Broder;

AND THAT the vacant 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 report entitled "Greenvalley Drive, Sudbury - Declaration of Surplus Vacant Land", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on January 11, 2021.

CARRIED

C-3 . Municipal Road #80, Hanmer

Report dated December 11, 2020 from the General Manager of Growth and Infrastructure regarding Municipal Road #80, Hanmer.

PL2021-11 Sizer/Landry-Altmann: THAT the City of Greater Sudbury approves the request by Normand & Ronald Thibert to allow Consent Application B0073/2020 on those lands described as PIN 73503-1644, Part 1, Plan 53R-14043, Part 2, Plan 53R-20539, Lot 1, Concession 3, Township of Hanmer, to proceed by way of the consent process, as outlined in the report entitled "Municipal Road #80, Hanmer", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on January 11, 2021.

CARRIED

C-5 . Corsi Hill Subdivision, Sudbury

Report dated December 11, 2020 from the General Manager of Growth and Infrastructure regarding Corsi Hill Subdivision, Sudbury.

PL2021-12 Sizer/Landry-Altmann: 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 PIN 73588-0987, Part 1, Plan 53R-14036 Except Pt. 1, Plan 53R-17900 & Plan 53M 1356, Lot 8, Concession 2, Township of McKim, File 780-6/16002, as outlined in the report entitled "Corsi Hill Subdivision, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on January 11, 2021, as follows:

a) By replacing the reference to 'Director of Planning' or 'Director of 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 Public Works' with the 'General Manager of Growth and Infrastructure' in Condition #3, #20, and #24.

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 #11 with the following:

"11. That this draft approval shall lapse on January 15, 2024."

e) By replacing Condition #13 with the following:

"13. Prior to the submission of servicing plans, the owner shall, to the satisfaction of the Director of Planning Services, provide an updated geotechnical report prepared, signed, sealed, and dated by a geotechnical engineer licensed in the Province of Ontario. Said report shall, as a minimum, provide factual information on the soils and groundwater conditions within the proposed development. Also, the report should include design information and recommend construction procedures for any proposed storm and sanitary sewers, stormwater management facilities, watermains, roads to a 20

year design life, the mass filling of land, surface drainage works, erosion control, slope stability, slope treatment and building foundations. Included in this report must be details regarding the removal of substandard soils (if any) and placement of engineered fill (if required) for the construction of homes. Also, the report must include an analysis illustrating how the groundwater table will be lowered to a level that will not cause problems to adjacent boundary housing and will, in conjunction with the subdivision grading plan, show that basements of new homes will not require extensive foundation drainage pumping. The geotechnical information on building foundations shall be to the satisfaction of the Chief Building Official and Director of Planning Services and the Nickel District Conservation Authority. A soils caution agreement, if required, shall be registered on title, to the satisfaction of the Chief Building Official and City Solicitor."

f) By replacing Condition #15 with the following:

"15. The owner shall provide a detailed lot grading plan prepared, signed, sealed, and dated by a professional civil engineer with a valid certificate of authorization for the proposed lots as part of the submission of servicing plans. This plan must show finished grades around building envelopes, retaining walls, swales, slopes and lot corners. The plan must show sufficient grades on boundary properties to mesh the lot grading of the new site to existing properties and show the overland flow path. A lot grading agreement, if required, shall be registered on title, to the satisfaction of the Director of Planning Services and the City Solicitor, and the Nickel District Conservation Authority."

g) By replacing Condition #16 with the following:

"16. A stormwater 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 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.
- 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.
- "Enhanced" level must be used for the design of stormwater quality controls as defined by the Ministry of the Environment, Conservation and Parks.
- Stormwater 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 stormwater 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.
- 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 stormwater 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 stormwater management works as a condition of this development."

h) By replacing the reference to 'developers' or 'developers/owners' with 'owner' in Conditions #14, 19, #29(a), (b) and (e), and #30(a)(ii).

i) By adding Note #1 following the Conditions of Draft Approval, for the owner's information:

"1. Please be advised that the Nickel District Conservation Authority regulates the hazards associated with natural features and uses the attached mapping as a tool to identify those hazards for the public. Although the Nickel District Conservation Authority makes every effort to ensure accurate mapping, regulated natural hazards may exist on-site that have not yet been identified. Should a regulated natural hazard be discovered as the site is developed, the applicant must halt works

immediately and contact Conservation Sudbury directly at 705.674.5249. Regulated natural hazards include floodplains, watercourses, shorelines, wetlands, valley slopes.”

CARRIED

C-6 . 4614 Desmarais, Val Therese

Report dated December 11, 2020 from the General Manager of Growth and Infrastructure regarding 4614 Desmarais, Val Therese.

PL2021-13 Sizer/Landry-Altmann: THAT the City of Greater Sudbury approves the application by 2541528 Ontario Limited to extend the conditional approval of rezoning application File # 751-7/18-3 on lands described as PINs 73504-1661 and 73504-2278, Parts 1 and 6, Plan SR-2975, Lot 6, Concession 3, Township of Hanmer, for a period of two (2) years to December 11, 2022, as outlined in the report entitled “4614 Desmarais, Val Therese”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on January 11, 2021.

CARRIED

Routine Management Report C-4 was dealt with separately.

C-4 . Raft Lake Subdivision, Sudbury

Report dated December 14, 2020 from the General Manager of Growth and Infrastructure regarding Raft Lake Subdivision, Sudbury.

Rules of Procedure

The Committee, with consent of the members, allowed Councillor McIntosh to speak to the matter.

Rules of Procedure

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

The following resolution was presented:

PL2021-14 Sizer/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 9502 SES, Lot 2, Concession 3, Township of Broder, File # 780-6/96003, in the report entitled “Raft Lake Subdivision, Sudbury”, from the General Manager of Growth and Infrastructure, presented at the meeting on January 11, 2021, as follows:

1. By deleting Condition #16 and replacing it with the following:

“16. The owner shall prepare and submit a storm-water management report that has been prepared by a professionally qualified engineer all to the satisfaction of the General Manager of Growth and Infrastructure. The storm-water management report must address the following requirements:

i. For the subject area draining north-west towards South Lane Road under the existing conditions a 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 this area of plan of subdivision;

ii. The overland flow system within this part of 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 in this area must be limited to the existing predevelopment runoff resulting from a 100 year design storm or Regional storm event, whichever is greater;

iii. “Enhanced” level must be used for the design of storm-water quality controls as defined by the Ministry of the Environment, Conservation and Parks;

iv. For the subject area draining south-east towards the Little Raft Lake and Raft Lake under the existing conditions, an “enhanced” level must be used for the design of storm-water quality controls as defined by the Ministry of the Environment, Conservation and Parks;

v. For all drainage areas, the drainage catchment boundary including external tributary catchments and their respective area must be clearly indicated with any storm-water management plan;

vi. 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;

vii. Minor storm drainage from the plan of subdivision shall not be drained overland onto adjacent properties;

viii. Existing drainage patterns on adjacent properties shall not be altered unless explicit permission is granted; and,

ix. The drainage generated within the separate drainage areas shall not cross the watershed boundaries for minor and major storm events.

2. By adding the following words at the end of Condition #17:

"A lot grading agreement, if required, shall be registered on title to the satisfaction of the Director of Planning Services and the City Solicitor. The owner shall be responsible for the legal costs of preparing and registering any required lot grading agreement."

3. By deleting Condition #22 and replacing it with the following:

"22. That this draft approval shall lapse on March 14, 2024."

4. By adding the following words at the end of Condition #25:

"The geotechnical engineer will be required to address Ontario Regulation 406/19: On-Site and Excess Soil Management when the regulation comes into force."

5. By deleting Condition #27 and replacing it with the following:

"27. The owner shall provide to the City, as part of the submission of servicing plans a Sediment and Erosion 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 Development 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."

6. By deleting Condition #37 and replacing it with the following:

"37. Within three years prior to the registration of the subdivision plan or a portion thereof, the owner shall retain a qualified professional to undertake an Ecological Site Assessment to determine if the Eastern Whip-poor-will, which is protected by the Endangered Species Act, occurs on the subject lands. If the Assessment reveals the presence of the Eastern Whip-poor-will and its habitat, the owner shall, to the satisfaction of the Director of Planning Services, demonstrate that all requirements set out by the Ministry of the Environment, Conservation and Parks under the Endangered Species Act have been satisfied prior to any site alteration or development taking place on the subject lands."

Rules of Procedure

A Recorded Vote was held:

YEAS: Councillor Kirwan

NAYS: Councillors McCausland, Sizer, Landry-Altmann

DEFEATED

Councillor McIntosh departed at 3:20 p.m.

Referred and Deferred Matters

R-1 . Greenwood Subdivision, Sudbury

Report dated October 16, 2020 from the General Manager of Growth and Infrastructure regarding Greenwood Subdivision, Sudbury.

Motion for Deferral

Councillor Kirwan moved to defer this item until such time that staff have an update with respect to ongoing discussions with the applicant.

DEFERRED

R-2 . Sunrise Ridge Subdivision, Sudbury

Report dated December 14, 2020 from the General Manager of Growth and Infrastructure regarding Sunrise Ridge Subdivision, Sudbury.

Rules of Procedure

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

The following resolution was presented:

PL2021-15 Landry-Altmann/Sizer: THAT the City of Greater Sudbury's delegated official be directed to amend the conditions of draft approval for a draft plan of subdivision on those lands described as PIN 02132-1366, Part of Lot 4, Concession 4, Township of McKim, File # 780-6/04007, as outlined in the report entitled "Sunrise Ridge Subdivision, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on December 14, 2020, as follows:

1. By adding the following words at the end of Conditions #13 & #14: "The owner shall be responsible for the legal costs of preparing and registering any required lot grading agreement."
2. By adding the following words at the end of Condition #14: "The geotechnical engineer will be required to address Ontario Regulation 406/19: On-Site and Excess Soil Management when the regulation comes into force."
3. By deleting Condition #30 and replacing it with the following: "30. That this draft approval shall lapse on October 29, 2023.";
4. By deleting Conditions #35 and #37 entirely;
5. By adding a new Condition #35 as follows: "35. That the owner agrees to financially contribute to the cost associated with the overflow channel from the existing stormwater management pond on Block 39, Plan 53M-1374 to the northerly limit of Block 39, and to decommission the outlet on the westerly side of the stormwater management in the amount of \$511,236 (\$511,236/66 lots = \$7,746/lot) as per design cost estimates to be recovered on a per-lot charge on the remainder of the lots to be developed at the time of registration of future subdivision phases. Per the Junction Creek Sub-watershed Study and Stormwater Master Plan the option to outlet the pond to the north was not favorable for overall watershed flooding issues. The study recommends the purchase of homes on Mountain Street below the existing pond outlet, which has taken place, and these funds will be used toward that effort and the construction of a community park in the area of those homes."
6. By deleting Condition #39 entirely;
7. By adding a new Condition #43 as follows: "43. The owner shall provide to Conservation Sudbury a soils report authored by a qualified professional attesting to the suitability of the soils for the proposed construction of Lots 82, 83, 84, 85, 86, 122 and 123 and the extension of Fieldstone Drive as shown on the Sunrise Ridge Subdivision plan prepared by D.S. Dorland Ltd. This report must be to the satisfaction of Conservation Sudbury."
8. By adding a new Condition #44 as follows: The development shall require a subdivision agreement and during that process, based on anticipated quantities of removal of rock through blasting, the following conditions will be imposed:
 - a. The owner/developer will be required to provide a geotechnical report on how the work related to blasting shall be undertaken safely to protect adjoining structures and other infrastructure. The geotechnical report shall be undertaken by a blasting consultant defined as a professional engineer licensed in the Province of Ontario with a minimum of five (5) years experience related to blasting.
 - b. The blasting consultant shall be retained by the developer and shall be independent of the contractor and any subcontractor doing blasting work. The blasting consultant shall be required to complete specified monitoring recommended in the report of vibration levels and provide a report detailing those recorded vibration levels. Copies of the recorded ground vibration documents shall be provided to the contractor and contract administration weekly or upon request for this specific project.
 - c. The geotechnical report will provide recommendations and specifications on the following activity as a minimum but not limited to:
 - Pre-blast survey of surface structures and infrastructure within affected area;
 - Trial blast activities;
 - Procedures during blasting;
 - Procedures for addressing blasting damage complaints;
 - Blast notification mechanism to adjoining residences; and,
 - Structural stability of exposed rock faces.
 - d. The above report shall be submitted for review to the satisfaction of the Chief Building Official prior to the commencement of any removal of rock by blasting.
 - e. Should the owner/developer's schedule require to commence blasting and rock removal prior to the subdivision agreement having been signed, a site alteration permit shall be required under the City of Greater Sudbury's By-law #2009-170 and shall require a similar geotechnical report as a minimum prior to its issuance.

Rules of Procedure:

Councillor Landry-Altmann presented the following amendment:

PL2021-15-A1 Landry-Altmann/Sizer: THAT the resolution be amended to remove "#6. By deleting condition #39 entirely."

CARRIED

Rules of Procedure

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

The resolution as amended was presented:

PL2021-15 Landry-Altmann/Sizer: THAT the City of Greater Sudbury's delegated official be directed to amend the conditions of draft approval for a draft plan of subdivision on those lands described as PIN 02132-1366, Part of Lot 4, Concession 4, Township of McKim, File # 780-6/04007, as outlined in the report entitled "Sunrise Ridge Subdivision, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on December 14, 2020, as follows:

1. By adding the following words at the end of Conditions #13 & #14: "The owner shall be responsible for the legal costs of preparing and registering any required lot grading agreement."
2. By adding the following words at the end of Condition #14: "The geotechnical engineer will be required to address Ontario Regulation 406/19: On-Site and Excess Soil Management when the regulation comes into force."
3. By deleting Condition #30 and replacing it with the following: "30. That this draft approval shall lapse on October 29, 2023.";
4. By deleting Conditions #35 and #37 entirely;
5. By adding a new Condition #35 as follows: "35. That the owner agrees to financially contribute to the cost associated with the overflow channel from the existing stormwater management pond on Block 39, Plan 53M-1374 to the northerly limit of Block 39, and to decommission the outlet on the westerly side of the stormwater management in the amount of \$511,236 (\$511,236/66 lots = \$7,746/lot) as per design cost estimates to be recovered on a per-lot charge on the remainder of the lots to be developed at the time of registration of future subdivision phases. Per the Junction Creek Sub-watershed Study and Stormwater Master Plan the option to outlet the pond to the north was not favorable for overall watershed flooding issues. The study recommends the purchase of homes on Mountain Street below the existing pond outlet, which has taken place, and these funds will be used toward that effort and the construction of a community park in the area of those homes."
7. By adding a new Condition #43 as follows: "43. The owner shall provide to Conservation Sudbury a soils report authored by a qualified professional attesting to the suitability of the soils for the proposed construction of Lots 82, 83, 84, 85, 86, 122 and 123 and the extension of Fieldstone Drive as shown on the Sunrise Ridge Subdivision plan prepared by D.S. Dorland Ltd. This report must be to the satisfaction of Conservation Sudbury."
8. By adding a new Condition #44 as follows: The development shall require a subdivision agreement and during that process, based on anticipated quantities of removal of rock through blasting, the following conditions will be imposed:
 - a. The owner/developer will be required to provide a geotechnical report on how the work related to blasting shall be undertaken safely to protect adjoining structures and other infrastructure. The geotechnical report shall be undertaken by a blasting consultant defined as a professional engineer licensed in the Province of Ontario with a minimum of five (5) years experience related to blasting.
 - b. The blasting consultant shall be retained by the developer and shall be independent of the contractor and any subcontractor doing blasting work. The blasting consultant shall be required to complete specified monitoring recommended in the report of vibration levels and provide a report detailing those recorded vibration levels. Copies of the recorded ground vibration documents shall be provided to the contractor and contract administration weekly or upon request for this specific project.
 - c. The geotechnical report will provide recommendations and specifications on the following activity as a minimum but not limited to:
 - Pre-blast survey of surface structures and infrastructure within affected area;
 - Trial blast activities;
 - Procedures during blasting;
 - Procedures for addressing blasting damage complaints;
 - Blast notification mechanism to adjoining residences; and,
 - Structural stability of exposed rock faces.
 - d. The above report shall be submitted for review to the satisfaction of the Chief Building Official prior

to the commencement of any removal of rock by blasting.

e. Should the owner/developer's schedule require to commence blasting and rock removal prior to the subdivision agreement having been signed, a site alteration permit shall be required under the City of Greater Sudbury's By-law #2009-170 and shall require a similar geotechnical report as a minimum prior to its issuance.

CARRIED

R-3 . Accessory Guest Room Accommodation Review

Report dated December 14, 2020 from the General Manager of Growth and Infrastructure regarding Accessory Guest Room Accommodation Review.

Motion for Deferral

Councillor Landry-Altmann moved to defer this item to the Planning Committee meeting of March 8, 2021 in order to bring back a report with further information.

DEFERRED

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

PL2021-16 McCausland/Landry-Altmann: THAT this meeting does now adjourn. Time: 4:40 p.m.

CARRIED

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