

Moved By Councillor McCausland

No. PL2020- 150

Seconded By Councillor Kirwan

Date Monday, November 23, 2020

THAT the City of Greater Sudbury moves into Closed Session to deal with four (4) Proposed or Pending Acquisition or Disposition of Land Matters:

- Sale of Property – Lourdes Street, Sudbury
- Purchase of Land – MR 35, Chelmsford
- Purchase of Land – MR 35, Chelmsford
- Purchase of Land – MR 35, Chelmsford

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

CARRIED

Monday, November 23, 2020



Councillor Cormier, Chair

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

Moved By Councillor Kirwan

No. PL2020- 151

Seconded By Councillor Sizer

Date Monday, November 23, 2020

THAT the City of Greater Sudbury approves the application by Barrydowne Animal Hospital to amend Zoning By-law 2010-100Z by changing the zoning classification from "H14C2(80)", Holding General Commercial Special to a revised "C2(80)", General Commercial Special on lands described as PIN 73573-0006, Parcel 53669 S.E.S., Parts 1, 3 & 4, Plan 53R-15217 in Lot 12, Concession 4, Township of Neelon, as outlined in the report entitled "380 Second Avenue North, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on November 23, 2020, subject to the following conditions:

a) That the H14 holding provision be deleted; and,

b) That the "C2(80)", General Commercial Special zoning be amended in order to permit the following uses:

art gallery, commercial recreation centre, commercial school, custom print or copy shop, institutional use, office, personal service shop, pet grooming establishment, pharmacy, residential uses as permitted under Table 7.1, restaurant, retail store, scientific or medical laboratory, veterinary clinic and related accessory uses.

YEAS
McCausland
Kirwan
Sizer
Landry-Altmann
Cormier

CARRIED
Monday, November 23, 2020


Councillor Cormier, Chair

*Committee Resolutions are not ratified
until approved by Council*

Bill 73 Requirements

Public Hearing No. -/-

Regarding Resolution No. PL2020- 151

Date Nov. 23, 2020

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

Alternate
Official
Plan Amendment



Planning Committee Resolutions

Moved By Councillor Kirwan

No. PL2020-152

Seconded By Councillor McCausland

Date Monday, November 23, 2020

THAT the City of Greater Sudbury approves the application by Michael and Carole Leblanc to amend the Official Plan for the City of Greater Sudbury in order to facilitate the creation of one new rural lot with both the proposed severed and retained lands having a minimum of 61 metres of lot frontage onto a public road, on those lands described as PINs 73504-3070 & 73504-3071, Parcel 18575, Part 1, Plan 53R-20725, as outlined in the report entitled "0 Gravel Drive, Hanmer", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on November 23, 2020.

YEAS

McCausland

Kirwan

Landry-Altmann

Cormier

NAYS

Sizer

CARRIED

Monday, November 23, 2020

Councillor Cormier, Chair

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

Moved By Councillor Kirwan No. PL2020- 153

Seconded By Councillor Landry-Allmann Date Monday, November 23, 2020

THAT the City of Greater Sudbury approves the application by Michael and Carole Leblanc to amend By law 2010-100Z being the Zoning By law for the City of Greater Sudbury by changing the zoning classification on a portion of the lands from "RU", Rural to "RU(S)", Rural Special, on those lands described as PINs 73504-3070 & 73504-3071, Parcel 18575, Part 1, Plan 53R-20725, as outlined in the report entitled "0 Gravel Drive, Hanmer", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on November 23, 2020, subject to a condition that the amending zoning by-law contain a site-specific development standard permitting minimum lot frontages of 61 metres.

YEAS

McCausland
Kirwan
Landry-Allmann
Cormier

NAYS

Sizer

CARRIED

Monday, November 23, 2020



Councillor Cormier, Chair

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until approved by City Council.*

Bill 73 Requirements

Public Hearing No. -2-

Regarding Resolution No. PL2020- 152/153

Date Nov. 23, 2020

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 Councillor Sizel No. PL2020- 154

Seconded By Councillor ~~Leah~~ Kivwan Date Monday, November 23, 2020

THAT the City of Greater Sudbury authorize the sale of 291 Lourdes Street, Sudbury, legally described as PIN 73583-0183(LT) and PIN 73584-0882(LT), 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 are credited to the Capital Financing Reserve Fund – General.

CARRIED
Monday, November 23, 2020


Councillor Cormier, Chair

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until approved by City Council.*

Planning Committee Resolutions



Moved By Councillor Sizel No. PL2020- 155
Seconded By Councillor McCausland Date Monday, November 23, 2020

THAT the City of Greater Sudbury authorize the purchase of part of 4446 Municipal Road 35, Chelmsford, legally described as part of PIN's 73347-0908(LT) and 73347-0038(LT) being Parts 1, 2 and 3, Plan 53R-21288, Township of Rayside;

AND THAT the acquisition be funded from the Municipal Road 35. Road 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 23, 2020
Ken Cormier
Councillor Cormier, Chair
*Committee Resolutions are not ratified
until approved by City Council.*

Planning Committee Resolutions



Moved By Councillor Kirwan No. PL2020- 156

Seconded By Councillor Landry - Altmann Date Monday, November 23, 2020

THAT the City of Greater Sudbury authorize the purchase of part of 4496 Municipal Road 35, Chelmsford, legally described as part of PIN 73347-1276(LT), Part 5, Plan 53R-21288, Township of Rayside;

AND THAT the acquisition be funded from the Municipal Road 35. Road 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 23, 2020

Councillor Cormier, Chair

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until approved by City Council.*

Planning Committee Resolutions



Moved By Councillor Sizer No. PL2020- 157

Seconded By Councillor Landry-Altmann Date Monday, November 23, 2020

THAT the City of Greater Sudbury authorize the purchase of part of 4514 Municipal Road 35, Chelmsford, legally described as part of PIN 73347-0866(LT), being Parts 1 and 2, Plan 53R-21300 and Part 4, Plan 53R-21288, Township of Rayside;

AND THAT the acquisition be funded from the Municipal Road 35. Road 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 23, 2020

Councillor Cormier, Chair

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

CP

Planning Committee Resolutions



Moved By Councillor Kirwan

No. PL2020- 158

Seconded By Councillor Sizel

Date Monday, November 23, 2020

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

CARRIED

Monday, November 23, 2020

Jean Cormier

Councillor Cormier, Chair

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

Moved By Councillor KiwanNo. PL2020- 159Seconded By Councillor SizemDate Monday, November 23, 2020

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 73508-1102, Part of Parcel 698 S.E.S., in Lot 12, Concession 3, Township of Capreol, City of Greater Sudbury, File 780 7/08006, in the report entitled "Cote Boulevard, Hanmer", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on November 23, 2020, as follows:

a) By deleting Condition #10 and replacing it with the following:

"That this draft approval shall lapse on September 30, 2022."

b) By deleting Condition #13 and replacing it with the following:

"That Street E will require a sidewalk to be constructed on both sides of the roadway as it will be designated a Collector Road."

c) By adding the following to Condition #19:

"The geotechnical engineer will be required to address On-site and Excess Soil Management when O. Reg. 406/19 comes into force. A soils caution agreement shall be registered on title, if required, to the satisfaction of the Chief Building Official and the City Solicitor. The owner shall be responsible for the legal costs of preparing and registering the agreement."

d) By adding the following to Condition #20:

"A lot grading agreement shall be registered on title, if required, 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 the agreement."

e) By deleting Condition #21 and adding the following as Condition #35:

"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 underground storm sewer system within future right-of-way classified as collector, 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 10 year design storm.

- 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 Whitson River 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.

f) By adding the following as Condition #36:

"That Streets F, A, B, C and D must connect to St. Michel Street as part of the development."

g) By adding the following as Condition #37:

"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."

h) By adding the following as Condition #38:

"That prior to the signing of the final plan, the owner shall satisfy Canada Post with respect to mail delivery facilities for the site."



Moved By Councillor Kihwan

No. PL2020- 160

Seconded By Councillor Sizel

Date Monday, November 23, 2020

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 PINs 73561-0258, 73561-0261 & 73561-0264, Lots 9 & 10, Concession 4, Township of Neelon, File # 780-6/10002, in the report entitled "Kingsway Boulevard, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on November 23, 2020, upon payment of the City's processing fee in the amount of \$2266.17, as follows:

1. In Conditions #2, 3, 4, 5, 7, and 28 by replacing the word 'Municipality' or 'City of Greater Sudbury' with 'City';

2. By deleting Condition #18 and replacing it with the following:

"18. A stormwater management report and associated plans must be submitted by the Owner's Consulting Engineer for approval by the City and the Nickel District Conservation Authority. 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 underground storm sewer system within future right-of-way classified as collector, 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 10 year design storm.
- 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 and 20% overcontrol of peak flows as defined by the Ministry of the Environment, Conservation and Parks. • Stormwater management must follow the recommendations of the Ramsey Lake 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.”

3. By deleting Condition #10 and replacing it with the following:

“10. That this draft approval shall lapse on October 26, 2022.”

4. By deleting Condition #25 and replacing it with the following:

“25. That the applicant/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 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.”

5. In Condition #34 and 37, by replacing the word ‘developer’ with ‘owner’.

6. In Condition #9 and 39, by adding the word ‘Services’ after the words ‘Director of Planning’.

7. In Condition #40, by deleting the reference to the General Manager of Growth and Development.



Moved By Councillor Kingston

No. PL2020- 161

Seconded By Councillor Sizel

Date Monday, November 23, 2020

THAT the City of Greater Sudbury approves the application by Oldenburg Inc. to extend the approval of a Zoning By-law Amendment Application, File # 751-6/15-26, on those lands described as PINs 73585-0909 & 73585-1128 & Part of PIN 73585-1085, Lots 88 & 89, Plan M-31S, Part of Alder Street Located South of Victoria Street & North of Willow Street, Lot 6, Concession 3, Township of McKim, for a period of one year until November 22, 2021, as outlined in the report entitled "185 & 227 Lornes Street, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on November 23, 2020.

CARRIED
Monday, November 23, 2020


Councillor Cormier, Chair

*Committee Resolutions are not ratified
until approved by Council*

Moved By	<u>Councillor Sizet</u>	No.	<u>PL2020- 162</u>
Seconded By	<u>Councillor At Landry-Altmann</u>	Date	<u>Monday, November 23, 2020</u>

THAT the City of Greater Sudbury directs staff to initiate an amendment to the Zoning By-law to permit commercial vehicle (tow truck) parking within the Agricultural and Rural Zones, as outlined in the report entitled "Commercial Vehicle Parking Standards", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on November 23, 2020.

CARRIED
Monday, November 23, 2020


Fern Cormier
Councillor Cormier, Chair

*Committee Resolutions are not ratified
until approved by Council*

Moved By Councillor McCausland No. PL2020- 163

Seconded By Councillor Kiwan Date Monday, November 23, 2020

THAT this meeting does now adjourn. Time: 2:39 p.m.

CARRIED

Monday, November 23, 2020



Councillor Cormier, Chair

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