

Moved By Councillor Sizel

No. PL2020-107

Seconded By Councillor Kiwan

Date Monday, September 21, 2020

THAT the City of Greater Sudbury moves into Closed Session to deal with one (1) Proposed or Pending Acquisition or Disposition of Land Matters:

- Purchase of Property – Kingsway, Sudbury

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

CARRIED  
Monday, September 21, 2020  
  
Councillor Cormier, Chair  
*Committee Resolutions are not ratified  
until approved by City Council.*

## Planning Committee Resolutions



Moved By Councillor McCausland No. PL2020- 108

Seconded By Councillor Sizer Date Monday, September 21, 2020

Resolution regarding the Zoning By-law Amendment:

THAT the City of Greater Sudbury approves the application by Normand and Ronald Thibert to amend Zoning By-law 2010-100Z by changing the zoning classification on a portion of the subject lands from "FD", Future Development to "FD(S)", Future Development Special, "R1-5", Low Density Residential One, "R3", Medium Density Residential and "RU" Rural on those lands described as PIN 73503-0484, Parcel 7201, Lot 1, Concession 3, Township of Hanmer, as outlined in the report entitled "Normand and Ronald Thibert", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 21, 2020, 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;
2. That the amending zoning by-law include the following site-specific provisions:
  - a. That a northerly portion of the lands having a dimension of 201 m (659.45 ft) by 105 m (344.39 ft) and a lot area of approximately 2.83 ha (6.99 acres) be zoned "RU" in order to facilitate a lot addition with those lands to the north described as being PIN 73503-1636, known municipally as 177 Gravel Drive;
  - b. That the only permitted use on the lands to be rezoned "FD(S)" be that of one single-detached dwelling and that site plan control be applicable to the lands in order to ensure that the development of a single-detached dwelling on the lands not compromise future urban residential development;
  - c. That the lands intended to be situated within the proposed draft plan of subdivision be zoned "R1-5" and that no site-specific relief be provided; and,
  - d. That the lands to the south of the proposed draft plan of subdivision and having frontage on Municipal Road #80 be zoned "R3" and that no site-specific relief be provided.

CARRIED

Monday, September 21, 2020

Ken Cormier

Councillor Cormier, Chair

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## Planning Committee Resolutions



Moved By Councillor Kirwan No. PL2020- 109

Seconded By Councillor Landry-Alman Date Monday, September 21, 2020

Resolution regarding the Draft Plan of Subdivision:

THAT the City of Greater Sudbury's delegated official be directed to issue draft plan approval for a plan of subdivision on those lands described as Part of PIN 73503-0484, Parcel 7201, Lot 1, Concession 3, Township of Hanmer, as outlined in the report entitled "Normand and Ronald Thibert", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 21, 2020, not sooner than 14 days following the date of the public meeting in accordance with the requirements of Section 51(20) of the Planning Act, subject to the following conditions:

1. That this approval applies to a draft plan of subdivision on lands described as Part of PIN 73503-0484, Parcel 7201, Lot 1, Concession 3, Township of Hanmer, as shown on the draft plan of subdivision plan prepared by D.S. Dorland Limited and dated October 9, 2019 and signed by the owners on December 12, 2016;
2. That the street(s) shall be named to the satisfaction of the Municipality;
3. That any dead ends or open sides of road allowances created by this plan of subdivision shall be terminated in 0.3 metre reserves, to be conveyed to the Municipality and held in trust by the Municipality until required for future road allowances or the development of adjacent land and to the satisfaction of the City Solicitor;
4. That prior to the signing of the final plan, the Planning Services Division shall be advised by the Ontario Land Surveyor responsible for preparation of the final plan, that the lot areas, frontages and depths appearing on the final plan do not violate the requirements of the Restricted Area By laws of the Municipality in effect at the time such plan is presented for approval to the satisfaction of the Director of Planning Services;
5. That the subdivision agreement be registered by the Municipality against the land to which it applies, prior to any encumbrances to the satisfaction of the City Solicitor;
6. That 5% of the land, or alternatively 5% of the cash value of the land, included in the plan of subdivision be deeded or provided to the City for parks purposes in accordance with Section 51.1 of the Planning Act;

7. That 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 to the satisfaction of the General Manager of Growth and Infrastructure. This plan must show finished grades around new houses, retaining walls, side yards, 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 storm-water overland flow path. 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;

8. 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. Erosion and sediment control shall remain in place until all disturbed areas have been stabilized. All erosion and sediment 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;

9. The owner shall be responsible to have a storm water management report prepared to assess how the quality and quantity of storm-water will be managed for the subdivision development, in addition to the flows generated from upstream lands all to the satisfaction of the General Manager of Growth and Infrastructure. The report shall establish how the quantity of storm water generated within the subdivision will be controlled to pre-development levels for both the 1:5, 1:100 and regional storm events. The owner shall also be required to submit a comprehensive drainage plan of the subject property, and any upstream areas draining through the subdivision to the satisfaction of the General Manager of Growth and Infrastructure;

10. The owner shall be required to have all storm-water management facilities constructed and approved by the City prior to initial acceptance of roads and sewers, or at such time as the Director of Planning Services may direct, all to the satisfaction of the Director of Planning Services. The owner shall provide lands for said facilities as required by the City to the satisfaction of the City Solicitor and the Director of Planning Services;

11. That 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, storm-water management facilities, water-mains, 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. A soils caution agreement shall be registered on title, if required, to the satisfaction of the Chief Building Official and City Solicitor. The owner shall be responsible for the legal costs of preparing and registering the agreement;

12. As part of the submission of servicing plans, the owner shall have ensure that any rear yard slope treatments are designed by a geotechnical engineer licensed in the Province of Ontario and incorporated into the lot grading plans if noted and as required at locations required by the Director of Planning Services. Suitable provisions shall be incorporated into the subdivision agreement to ensure that the treatment is undertaken to the satisfaction of the Director of Planning Services;

13. The owner shall provide a utilities servicing plan showing the location of all utilities including, but not necessarily limited to, all municipal services, Bell Canada, Canada Post, Eastlink, Greater Sudbury Hydro or Hydro One and Union Gas. The utilities servicing plan must be prepared to the satisfaction of the Director of Planning Services and must be provided and approved prior to the construction of any individual phase of the subdivision;

14. That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority to the satisfaction of the City Solicitor and the Director of Planning Services;

15. That the owner acknowledges that all streetlights for this subdivision will be designed and constructed by Greater Sudbury Hydro Plus Inc. at the cost of the owner all to the satisfaction of the General Manager of Growth and Infrastructure;

16. The proposed internal subdivision roadways are to be designed and built to urban standards, including mountable curb and gutters, storm sewers and related appurtenances to the City's Engineering Standards at the time of submission all to the satisfaction of the General Manager of Growth and Infrastructure. The owner will also be required to ensure that the corner radius for all intersecting streets is to be 9.0 m;

17. That the owner agrees in writing to satisfy all the requirements, financial and otherwise, of the City of Greater Sudbury, concerning the provision of roads, walkways, street lighting, sanitary sewers, water-mains, storm sewers and surface drainage facilities to the satisfaction of the Director of Planning Services and the City Solicitor;

18. That the subdivision agreement contain provisions whereby the owner agrees that all the requirements of the subdivision agreement including installation of required services be completed within 3 years after registration to the satisfaction of the City Solicitor;

19. Draft approval does not guarantee an allocation of sewer or water capacity. Prior to the signing of the final plan, the Director of Planning Services is to be advised by the General Manager of Growth and Infrastructure and satisfied that sufficient sewage treatment capacity and water capacity exists to service the development;

20. The owner shall provide proof of sufficient fire flow in conjunction with the submission of construction drawings for each phase of construction to the satisfaction of the General Manager of Growth and Infrastructure. All costs associated with upgrading the existing distribution system to service this subdivision will be borne totally by the owner;

21. The owner shall provide proof of sufficient sanitary sewer capacity in conjunction with the submission of construction drawings for each phase of construction to the satisfaction of the General Manager of Growth and Infrastructure. All costs associated with upgrading the existing distribution system to service this subdivision will be borne totally by the owner;

22. The final plan shall be integrated with the City of Greater Sudbury Control Network to the satisfaction of the Coordinator of the Surveying and Mapping Services. The survey shall be referenced to NAD83(CSRS) with grid coordinates expressed in UTM Zone 17 projection and connected to two (2) nearby City of Greater Sudbury Control Network monuments. The survey plan must be submitted in an AutoCAD compatible digital format. The submission shall be the final plan in content, form and format and properly geo-referenced;

23. That in accordance with Section 59(4) of the Development Charges Act, a notice of agreement shall be registered on title to the satisfaction of the City Solicitor and the Director of Planning Services 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;

24. Final approval for registration may be issued in phases to the satisfaction of the Director of Planning Services, provided that:

i) Phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure and other essential services; and,

ii) All agencies agree to registration by phases and provide clearances, as required, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.

25. The owner shall agree and provide the required soils report, storm-water, water, sanitary sewer and lot grading master planning reports and plans to the Director of Planning Services prior to or concurrently with the submission of servicing plans for the first phase of the subdivision;

26. That the owner shall have completed all major outstanding infrastructure deficiencies that are critical to the overall function of the subdivision in previous phases of the plan that have been registered, or have made arrangements for their completion, prior to registering a new phase of the plan, to the satisfaction of the General Manager of Growth and Infrastructure; and,

27. That this draft approval shall lapse three years from the date of draft approval having been issued.

CARRIED

Monday, September 21, 2020



Councillor Cormier, Chair

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## Bill 73 Requirements

Public Hearing No. -1-Regarding Resolution No. PL2020-108/109Date Sept. 21/2020**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

Moved By Councillor Kirwan

No. PL2020-110

Seconded By Councillor Sizel

Date Monday, September 21, 2020

THAT the City of Greater Sudbury authorize the purchase and demolition of 550 Kingsway, Sudbury, legally described as PIN 02132-0179(LT), part of Lot 39, Plan M-42, City of Greater Sudbury;

AND THAT the acquisition, demolition, designated substance survey and all other costs associated with the demolition be funded from the Capital Financing Reserve Fund – General;

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, September 21, 2020



Councillor Cormier, Chair

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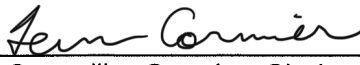
## Planning Committee Resolutions



Moved By Councillor McCausland No. PL2020-111

Seconded By Councillor Kirwan Date Monday, September 21, 2020

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

CARRIED  
Monday, September 21, 2020  
  
Councillor Cormier, Chair  
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Moved By Councillor McCausland No. PL2020-112

Seconded By Councillor Kinnon Date Monday, September 21, 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 Parcels 47877 & 49386, Part of Parcels 10126 & 33014, Lots 9 & 10, Concessions 3 & 4, Township of Neelon, File # 780-6/91001, in the report entitled "Zulich Enterprises Ltd.", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 21, 2020, upon payment of Council's processing fee in the amount of \$2,813.75 as follows:

1. 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."

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

"23. That this draft approval shall lapse on September 14, 2023."

3. By adding the following words at the end of Condition #24:

"A soils caution agreement, if required, shall be registered on title, to the satisfaction of the Chief Building Official and the City Solicitor."

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

"25. 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 2 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 2 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 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 5 year design storm;

- c) 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 predevelopment runoff resulting from a 100 year design storm or Regional storm event, whichever is greater;
- d) "Enhanced" level must be used for the design of storm-water quality controls and 20% over-control of peak flows as defined by the Ministry of the Environment, Conservation and Parks;
- e) Storm-water management must follow the recommendations of the Ramsey Lake Sub-watershed Study;
- f) The drainage catchment boundary including external tributary catchments and their respective area must be clearly indicated with any storm-water management plan;
- g) 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;
- h) Minor storm drainage from the plan of subdivision shall not be drained overland onto adjacent properties; and,
- i) Existing drainage patterns on adjacent properties shall not be altered unless explicit permission is granted."

5. By deleting Condition #26 and replacing it with the following:

"26. 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 Infrastructure and the Nickel District Conservation Authority. Siltation controls 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 adding the words "Canada Post," after "Bell," in Condition #29;

7. By adding the word "Services" after "Director of Planning" in Conditions #34 and #39;

8. By adding a new Condition #41 as follows:

"41. 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."

9. By adding a new Condition #42 as follows:

"42. 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."

CARRIED

Monday, September 21, 2020



Councillor Cormier, Chair

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until approved by City Council.*

Moved By Councillor McCausland No. PL2020-113

Seconded By Councillor Kiwan Date Monday, September 21, 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 73572-0248 & 73561-0008, Lots 10 & 11, Concession 4, Township of Neelon, File # 780-6/11001, in the report entitled "Vytis Lands (Kagawong) Ltd.", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 21, 2020, as follows:

1. By deleting Condition #11 and replacing it with the following:

"11. That this draft approval shall lapse on September 12, 2022."

2. That the words "Director of Leisure, Community and Volunteer Services" be replaced with "Director of Leisure Services" in Condition #14

3. By adding the following sentence at the end of Condition #23:

"A soils caution agreement, if required, shall be registered on title, to the satisfaction of the Chief Building Official and the City Solicitor."

4. By adding the following sentence at the end of Condition #24:

"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."

5. By adding the words "Canada Post," after "Bell," in Condition #32;

6. By deleting Condition #35 and replacing it with the following:

"35. 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 Infrastructure and the Nickel District Conservation Authority. Siltation controls 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."

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

"25. 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 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;
- c) 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;
- d) "Enhanced" level must be used for the design of storm-water quality controls and 20% over-control of peak flows as defined by the Ministry of the Environment, Conservation and Parks;
- e) Storm-water management must follow the recommendations of the Ramsey Lake Sub-watershed Study;
- f) The drainage catchment boundary including external tributary catchments and their respective area must be clearly indicated with any storm-water management plan;
- g) 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;
- h) Minor storm drainage from the plan of subdivision shall not be drained overland onto adjacent properties; and,
- i) Existing drainage patterns on adjacent properties shall not be altered unless explicit permission is granted.";

8. By deleting Conditions #41 and #49 entirely;

9. By adding a new Condition #50 as follows:

"50. 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."

10. By adding a new Condition #51 as follows:

"51. 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."

CARRIED

Monday, September 21, 2020



Councillor Cormier, Chair

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Moved By Councillor McCausland No. PL2020-114

Seconded By Councillor Kirwan Date Monday, September 21, 2020

THAT the City of Greater Sudbury declare surplus to the City's needs, vacant land municipally known as 22 Main Street, Chelmsford, legally described as PIN 73349-1361(LT), and offer the land for sale to the abutting owner to the west pursuant to the procedures governing the sale of limited marketability surplus land as outlined in Property By-law 2008-174, as outlined in the report entitled "22 Main Street, Chelmsford - Declaration of Surplus Vacant Land", from the General Manager of Corporate Services, presented at the Planning Committee meeting on September 21, 2020.

CARRIED

Monday, September 21, 2020



Councillor Cormier, Chair

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Moved By Councillor Kinaan No. PL2020-115  
Seconded By Councillor McCausland Date Monday, September 21, 2020

THAT the City of Greater Sudbury directs staff to commence public consultation on the draft amendment to the City's Zoning By-law to implement Official Plan Amendment No. 102 and to return to the Planning Committee with a public hearing pursuant to the Planning Act, as outlined in the report entitled "LaSalle Boulevard Corridor Plan and Strategy - Proposed Zoning By-law Amendment", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 21, 2020.

CARRIED  
Monday, September 21, 2020



Councillor Cormier, Chair

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Moved By Councillor Lardy-Altmann No. PL2020-116

Seconded By Councillor Kirwan Date Monday, September 21, 2020

THAT the City of Greater Sudbury directs staff to initiate an amendment to the Zoning By-law to incorporate additional medium and high density residential related uses in the Shopping Centre Commercial Zone, as outlined in the report entitled "Shopping Centre Commercial Zone: Proposed Amendments", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 21, 2020.

CARRIED  
Monday, September 21, 2020



Councillor Cormier, Chair

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Moved By Councillor Landry-Altmann No. PL2020-117

Seconded By Councillor McCausland Date Monday, September 21, 2020

THAT this meeting does now adjourn. Time: 2:17 p.m.

CARRIED

Monday, September 21, 2020



Councillor Cormier, Chair

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