

**Resolution Number** PL2022-144

**Title:** Closed Session

**Date:** Monday, October 3, 2022

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**Moved By** Councillor McCausland

**Seconded By** Councillor Leduc

THAT the City of Greater Sudbury moves to Closed Session to deal with one (1) Proposed or Pending Acquisition or Disposition of Land Matter regarding Highway 17 West, Worthington in accordance with the Municipal Act, 2001, par.239(2)(c).

**CARRIED**

**YEAS**

McCausland

Kirwan

Lapierre

Leduc

Landry-Altmann

**Resolution Number** PL2022-145-A1

**Title:** \* 95 Estelle Street, Sudbury

**Date:** Monday, October 3, 2022

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**Moved By** Councillor Landry-Altmann

**Seconded By** Councillor Leduc

THAT the resolution be amended to increase the parking standard to 1.25 per unit.

**CARRIED**

**YEAS:**

Lapierre

Leduc

Landry-Altmann

**NAYS:**

McCausland

Kirwan

**Resolution Number** PL2022-145-A2

**Title:** \* 95 Estelle Street, Sudbury

**Date:** Monday, October 3, 2022

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**Moved By** Councillor Leduc

**Seconded By** Councillor Kirwan

THAT the resolution be amended to remove "within 50 metres of the lot line", paragraph 1 (i).

**CARRIED**

**YEAS:**

Leduc  
Landry-Altmann  
Kirwan

**NAYS:**

McCausland  
Lapierre

**Resolution Number** PL2022-145**Title:** \* 95 Estelle Street, Sudbury**Date:** Monday, October 3, 2022

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**Moved By** Councillor Landry-Altmann**Seconded By** Councillor Leduc

As Amended:

THAT the City of Greater Sudbury approves the application by 2375423 Ontario Inc. & Bancroft Property Holdings Inc. to amend Zoning By-law 2010-100Z by changing the zoning classification from "I", Institutional and "FD", Future Development to "R3-1.D30 Special", Medium Density Residential Special on lands described as PINs 73575-0374, 73575-0408 & 73575-0430 , Parcels 18885 & 4435 S.E.S., Parts 2 & 3, Plan 53R-11221 in Lot 9, Concession 3, Township of Neelon, as outlined in the report entitled "95 Estelle Street, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on October 3, 2022, subject to the following conditions:

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

(i) The maximum building height of any building shall be 11 metres;

(ii) Planting strips shall be provided as follows:

(a) A minimum ten (10) metre-wide natural vegetative buffer shall be provided where the subject land abuts a Low Density Residential Zone excluding any clearance of land required for the servicing corridor to Bancroft Drive; and,

(b) Notwithstanding the above, a minimum three (3) metre-wide planting strip with a minimum 1.5 metre-high opaque fence is required where the subject land abuts the southerly limit of Part 2, Plan 53R-13471 and the northerly limit of Part 1, Plan SR-140;

(iii) Notwithstanding Table 5.5 of Section 5.5, the following alternative parking standards shall be permitted:

(a) 1.25 spaces per unit.

**CARRIED****YEAS:**

McCausland  
Lapierre  
Landry-Altmann

**NAYS**

Leduc  
Kirwan

## Planning Act Requirements

Public Hearing No. 8.1

Regarding Resolution No. PL2022-

Date Oct 3, 2022

### 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 affected Planning Committee's decision in the following manner:

- a) Amendments related to parking and building height.
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_
- e) \_\_\_\_\_

Estelle.

**Resolution Number** PL2022-146**Title:** 0 Belisle Drive, Val Caron**Date:** Monday, October 3, 2022

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**Moved By** Councillor Lapierre**Seconded By** Councillor McCausland

THAT the City of Greater Sudbury approves the application by the City of Greater Sudbury to amend Zoning By-law 2010-100Z by changing the zoning classification from "M1(33)", Mixed Light Industrial/Service Commercial Special, to an amended "M1(33)", Mixed Light Industrial/Service Commercial Special on lands described as PINs 73501-2249 & 73501-2247, Parts 1-3, Plan 53R-21683, Part of Lot 8, Concession 5, Township of Blezard, as outlined in the report entitled "0 Belisle Drive, Val Caron", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on October 3, 2022, subject to the following condition:

1. That the amending zoning by-law for the M1(33), Mixed Light Industrial/Service Commercial Special Zone include the following site-specific provision:
  - i. On Parts, 1-3, Plan 53R-21683, a business office shall also be permitted.

**CARRIED**

**YEAS**

McCausland

Kirwan

Lapierre

Leduc

Landry-Altmann

## Planning Act Requirements

Public Hearing No. 8.2

Regarding Resolution No. PL2022-

Date Oct 3, 2022

### 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 affected Planning Committee's decision in the following manner:

a) \_\_\_\_\_

b) \_\_\_\_\_

c) \_\_\_\_\_

d) \_\_\_\_\_

e) \_\_\_\_\_



**Resolution Number** PL2022-147**Title:** 5887 Highway 69 North, Hanmer**Date:** Monday, October 3, 2022

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**Moved By** Councillor Kirwan**Seconded By** Councillor Landry-Altmann

THAT the City of Greater Sudbury approves the application by 749459 Ontario Limited to amend Zoning By-law 2010-100Z by changing the zoning classification from "R1-5", Low Density Residential One to "R3", Medium Density Residential on lands described as Part of PIN 73503-1217 SEQ CHAPTER 1h 1r 1, Part of Parcel 20955 S.E.S., in Lot 2, Concession 2, Township of Hanmer, as outlined in the report entitled "5887 Highway 69 North, Hanmer" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on October 3, 2022 subject to the following conditions:

1. That prior to the enactment of the amending by-law, the owner shall address the following conditions:
  - i. Submit a revised parking plan to the satisfaction of the Director of Planning Services;
  - ii. Enter into a paving agreement with the City to the satisfaction of the General Manager of Growth and Infrastructure;
  - iii. Submit an application for consent in order to sever the westerly lands subject to the rezoning; and,
  - iv. Provide the Development Approvals Section with a final plan of survey in order to enact the amending by-law.

**CARRIED**

**YEAS**

McCausland

Kirwan

Lapierre

Leduc

Landry-Altmann

## Planning Act Requirements

Public Hearing No. 8.3Regarding Resolution No. PL2022-Date Oct 3, 2022

### 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 affected Planning Committee's decision in the following manner:

a) \_\_\_\_\_

b) \_\_\_\_\_

c) \_\_\_\_\_

d) \_\_\_\_\_

e) \_\_\_\_\_

**Resolution Number** PL2022-148**Title:** 1236 Gravel Drive, Hanmer**Date:** Monday, October 3, 2022

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**Moved By** Councillor McCausland**Seconded By** Councillor Leduc

That the City of Greater Sudbury approves the application by Marc & Louise Menard to amend Zoning By-law 2010-100Z with respect to lands described as PIN 73506-0067, Parcel 49847 S.E.S., Part 2, Plan 53R-12627 in Lot 5, Concession 4, Township of Hanmer in order to extend the use of a garden suite in accordance with Section 39.1(4) of the Planning Act for a temporary period of three (3) years, as outlined in the report entitled "1236 Gravel Drive, Hanmer" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on October 3, 2022.

**CARRIED**

**YEAS**

McCausland

Kirwan

Lapierre

Leduc

Landry-Altmann

## Planning Act Requirements

Public Hearing No. 8.4Regarding Resolution No. PL2022-Date Oct 3, 2022

### 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 affected Planning Committee's decision in the following manner:

a) \_\_\_\_\_

b) \_\_\_\_\_

c) \_\_\_\_\_

d) \_\_\_\_\_

e) \_\_\_\_\_

**Resolution Number** PL2022-149

**Title:** 1799 Potvin Crescent, Sudbury

**Date:** Monday, October 3, 2022

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**Moved By** Councillor Lapierre

**Seconded By** Councillor Landry-Altmann

That the City of Greater Sudbury approves the application by Gloria Prevost to amend Zoning By-law 2010-100Z with respect to lands described as PIN 73479-0066, Parcel 50488 S.E.S., Parts 2 to 7, Plan 53R-14439 in Lot 11, Concession 5, Township of Dill in order to extend the use of a garden suite in accordance with Section 39.1(4) of the Planning Act for a temporary period of three (3) years, as outlined in the report entitled "1799 Potvin Crescent, Sudbury" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on October 3, 2022.

**CARRIED**

**YEAS**

McCausland

Kirwan

Lapierre

Leduc

Landry-Altmann

## Planning Act Requirements

Public Hearing No. 8.5Regarding Resolution No. PL2022-Date Oct 3, 2022

### 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 affected Planning Committee's decision in the following manner:

a) \_\_\_\_\_

b) \_\_\_\_\_

c) \_\_\_\_\_

d) \_\_\_\_\_

e) \_\_\_\_\_

**Resolution Number** PL2022-150

**Title:** Matters Arising from the Closed Session

**Date:** Monday, October 3, 2022

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**Moved By** Councillor Kirwan

**Seconded By** Councillor Lapierre

THAT the City of Greater Sudbury authorize a grant by way of lease with Beaver Lake Fire & Services for the Beaver Lake Welcome Centre located at 7535 Highway 17 West, Worthington, legally described as part of PIN 73395-0279 (LT), part of Lot 4, Concession 5, Township of Lorne;  
AND THAT a by-law be presented authorizing the grant and execution of the lease agreement.

**CARRIED**

**YEAS**

McCausland

Kirwan

Lapierre

Leduc

Landry-Altmann

**Resolution Number** PL2022-151

**Title:** Consent Agenda

**Date:** Monday, October 3, 2022

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**Moved By** Councillor Leduc

**Seconded By** Councillor Landry-Altmann

THAT the City of Greater Sudbury approves Consent Agenda item 10.1.1.

**CARRIED**

**YEAS**

McCausland

Kirwan

Lapierre

Leduc

Landry-Altmann



**Resolution Number** PL2022-152**Title:** 0 Vermilion Lake Road, Chelmsford**Date:** Monday, October 3, 2022

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**Moved By** Councillor Kirwan**Seconded By** Councillor McCausland

THAT the City of Greater Sudbury approves the request by Roland Joseph Duguay to allow Consent Application B0077/2022 on those lands described as PIN 73367-0477, Parcel 11561 SRO SWS as in LT83065, Parts 5 and 6, Plan SR-2735, except LT217844, Parts 13 to 15 on Plan SR-2401, Parts 2 & 4, Plan SR-2711, Parts 1 to 3, Plan SR-3400, Part 1, Plan 53R-6656, Part 1, Plan 53R-10991 and Part 3, Plan 53R-18719, Part of Lot 2, Concession 6, Township of Fairbank, to proceed by way of the consent process, as outlined in the report entitled "0 Vermilion Lake Road, Chelmsford" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of October 3, 2022.

**CARRIED**

**YEAS**

McCausland

Kirwan

Lapierre

Leduc

Landry-Altmann

**Resolution Number** PL2022-153**Title:** Downtown Sudbury Community Improvement Plan Application – 212 Minto Street**Date:** Monday, October 3, 2022

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**Moved By** Councillor Landry-Altmann**Seconded By** Councillor Leduc

THAT The City of Greater Sudbury continues the Application for 212 Minto Street under the Strategic Core Areas Community Improvement Plan;

AND THAT The City of Greater Sudbury approves the Application for 212 Minto Street, Sudbury, and directs staff to prepare a by-law to authorize staff to enter into the required agreement, as outlined in the report entitled "Downtown Sudbury Community Improvement Plan Application – 212 Minto Street", from the General Manager of Growth and Infrastructure, presented at the Planning Committee Meeting of October 3, 2022.

**CARRIED**

**YEAS**

McCausland

Kirwan

Lapierre

Leduc

Landry-Altmann

**Resolution Number** PL2022-154**Title:** Town Centre Community Improvement Plan Application – 497-509 Notre Dame Avenue**Date:** Monday, October 3, 2022

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**Moved By** Councillor Kirwan**Seconded By** Councillor Lapierre

THAT the City of Greater Sudbury continues the Application for 497-509 Notre Dame Ave under the Strategic Core Areas Community Improvement Plan;

THAT the City of Greater Sudbury approved the Application at 497-509 Notre Dame Ave, Sudbury, and directs staff to prepare a by-law to authorize staff to enter into the required agreement, as outlined in the report entitled "Town Centre Community Improvement Plan Application – 497-509 Notre Dame Ave", from the General Manager of Growth and Infrastructure, presented at the Planning Committee Meeting of October 3, 2022.

**CARRIED**

**YEAS**

McCausland

Kirwan

Lapierre

Leduc

Landry-Altmann

**Resolution Number** PL2022-155-A1

**Title:** Request for Report Regarding Derelict or Abandoned Properties and Clarification of Language for Revocation of Building Permits

**Date:** Monday, October 3, 2022

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**Moved By** Councillor Landry-Altmann

**Seconded By** Councillor Lapierre

THAT the motion be amended to remove the following portions:

*"AND WHEREAS the Building Code Act, 1992, stipulates at Section 8(10) that:*

- (10) Subject to section 25, the chief building official may revoke a permit issued under this Act,*
- (a) if it was issued on mistaken, false or incorrect information;*
  - (b) if, after six months after its issuance, the construction or demolition in respect of which it was issued has not, in the opinion of the chief building official, been seriously commenced;*
  - (c) if the construction or demolition of the building is, in the opinion of the chief building official, substantially suspended or discontinued for a period of more than one year;*
  - (d) if it was issued in error;*
  - (e) if the holder requests in writing that it be revoked; or*
  - (f) if a term of the agreement under clause (3) (c) has not been complied with. 1992, c. 23, s. 8 (10)."*

As well as:

*"AND WHEREAS the terms "seriously commenced" in Section 8(10)(b) and "substantially suspended or discontinued" in Section 8(10)(c) are vague and subject to interpretation, and do not provide definitive direction to the Chief Building Official;"*

And that the following paragraphs be added immediately before the operative clause:

*"AND WHEREAS some of these properties may be designated heritage structures it would be important to modify the existing property standards by-law to address these buildings specifically;*

*AND WHEREAS as in creating by-laws to reduce these potential unsafe conditions and practices it is important to continue to maintain any "open for business" environment for the vast majority of our responsible development stakeholders; "*

And that the operative clause be replaced with the following:

*"THEREFORE BE IT RESOLVED the City of Greater Sudbury directs that staff present a report to City Council in the second quarter of 2023 which would provide information on what other municipalities are doing to address the problems with abandoned or derelict properties, to address*

*the maintenance of heritage properties in the Property Standards By-law, as well as options/suggestions to lobby the Province to have the language in the Building Code Act amended to provide The Chief Building Officials with clear direction regarding the revocation of building permits."*

**CARRIED**

**YEAS**

McCausland

Kirwan

Lapierre

Leduc

Landry-Altmann

**Resolution Number** PL2022-155**Title:** Request for Report Regarding Derelict or Abandoned Properties and Clarification of Language for Revocation of Building Permits**Date:** Monday, October 3, 2022

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**Moved By** Councillor Landry-Altmann**Seconded By** Councillor Lapierre

As Amended:

WHEREAS there are several properties across the City of Greater Sudbury which were slated for renovations/construction and were issued building permits, but have been left in a state of disrepair or abandoned for extended periods of time with open permits;

AND WHEREAS property owners adjacent to or near the properties which have been abandoned or left in a state of disrepair are frustrated by the lack of action to have these properties complete the required construction or be demolished;

AND WHEREAS some of these properties may be designated heritage structures it would be important to modify the existing property standards by-law to address these buildings specifically;

AND WHEREAS as in creating by-laws to reduce these potential unsafe conditions and practices it is important to continue to maintain any "open for business" environment for the vast majority of our responsible development stakeholders;

THEREFORE BE IT RESOLVED the City of Greater Sudbury directs that staff present a report to City Council in the second quarter of 2023 which would provide information on what other municipalities are doing to address the problems with abandoned or derelict properties, to address the maintenance of heritage properties in the property standards by-law, as well as options/suggestions to lobby the Province to have the language in the Building Code Act amended to provide The Chief Building Officials with clear direction regarding the revocation of building permits.

**CARRIED****YEAS**

McCausland

Kirwan

Lapierre

Leduc

Landry-Altmann