

## Minutes

### For the Planning Committee Meeting held Monday, March 22, 2021

---

Location:	Tom Davies Square - Council Chamber / Electronic Participation
Commencement:	12:17 PM
Adjournment:	2:28 PM

### Councillor Kirwan, In the Chair

Present	Councillors McCausland, Kirwan, Lapierre, Leduc, Landry-Altmann
City Officials	Keith Forrester, Manager of Real Estate; Shawn Turner, Director of Assets & Fleet Services; Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk
Closed Session	<p>The following resolution was presented:</p> <p>PL2021-60 Lapierre/Leduc: THAT the City of Greater Sudbury moves into Closed Session to deal with one (1) Proposed or Pending Acquisition or Disposition of Land Matter:</p> <ul style="list-style-type: none"><li>• Sale of Vacant Land - Old Skead Road, Garson</li></ul> <p>in accordance with the <i>Municipal Act</i>, 2001 s.239(2)(c)</p> <p><b>CARRIED</b></p> <p>At 12:20 p.m. the Planning Committee moved into Closed Session.</p>
Recess	At 12:24 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, Lapierre [D 1:37 p.m.], Leduc, Landry-Altmann
---------	---

City Officials                      Kris Longston, Acting Director of Planning; Alex Singbush, Manager of Development Approvals; Robert Webb, Supervisor of Development Engineering; Mauro Manzon, Senior Planner; Wendy Kaufman, Senior Planner; Glen Ferguson, Senior Planner; Brigitte Sobush, Manager, Clerk's Services/Deputy City Clerk; Anessa Basso, Clerk's Services Assistant; Corinne Poulin, Clerk's Services Assistant; Lisa Locken, Clerk's Services Assistant

## **DECLARATIONS OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**

None declared.

### **Public Hearings**

1                      756 Suez Drive, Hanmer

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

Report dated February 22, 2021 from the General Manager of Growth and Infrastructure regarding 756 Suez Drive, Hanmer.

Robert Savoie, the applicant, was present.

Mauro Manzon, Senior Planner, outlined the report.

The Planning Department responded to questions from the Committee members.

The applicant provided comments to 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:

PL2021-61 Lapierre/Landry-Altmann: THAT the City of Greater Sudbury approves the application by Robert Savoie & Melinda Purvis to amend Zoning By-law 2010-100Z with respect to lands described as PIN 73507-1637, Parts 1 & 2, Plan 53R-17544 in Lots 9 & 10, Concession 4, Township of Capreol 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 "756 Suez Drive, Hanmer", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on March 22, 2021.

#### **Rules of Procedure**

A Recorded Vote was held:

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

Public comment was received and considered and had no effect on Planning Committee's

decision as the application represents good planning.

2

1 Collins Drive, Copper Cliff

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

Report dated February 22, 2021 from the General Manager of Growth and Infrastructure regarding 1 Collins Drive, Copper Cliff.

Ron Ceasar, agent for the applicant, was present.

Wendy Kaufman, Senior Planner, outlined the report.

The Planning Department responded to questions from the Committee members.

The agent for the applicant provided comments to 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:

PL2021-62 Leduc/Lapierre: THAT the City of Greater Sudbury approves the application by 2516433 Ontario Limited to amend Zoning By-law 2010-100Z by changing the zoning classification on the subject lands from "R1-5", Low Density Residential One to "R2-2(S)", Low Density Residential Two Special on those lands described as PIN 73599-0371, Parcel 40720, Lot 67, Plan M-1023, Lot 12, Concession 2, Township of McKim, as outlined in the report entitled "1 Collins Drive, Copper Cliff", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on March 22, 2021, subject to the following conditions:

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

- i. The only permitted use shall be any dwelling containing not more than two dwelling units;
- ii. The minimum front yard shall be 4.1 m.

2. That prior to the enactment of the amending by-law,

- i. That a survey be provided which demonstrates the proposed building envelope can be accommodated on the lot to the satisfaction of the Chief Building Official; and,
- ii. That the Nickel District Conservation Authority issue a permit pursuant to Section 28 of the Conservation Authorities Act.

3. Conditional approval shall lapse on April 13, 2023 unless Condition 2 above has been met or Council has granted an extension.

Rules of Procedure

A Recorded Vote was held:

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

## **CARRIED**

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

*Councillor Lapierre departed at 1:37 p.m.*

### **3      Keith Avenue & Pinellas Road, Chelmsford**

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

Report dated February 22, 2021 from the General Manager of Growth and Infrastructure regarding Keith Avenue & Pinellas Road, Chelmsford.

Kevin Jarus, Tulloch Engineering, agent for the applicant, was present.

Glen Ferguson, Senior Planner, outlined the report.

The Planning Department responded to questions from the Committee members.

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

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

Bailey Chabot, Conservation Authority, provided comments to 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:

PL2021-63 McCausland/Landry-Altman: THAT the City of Greater Sudbury approves the application by Bonaventure Development Company Ltd. to amend Zoning By-law 2010-100Z zoning classification on the subject lands from "R1-5", Low Density Residential One to "R1-5", Low Density Residential Special, "R1-5(S)", Low Density Residential One Special, "R2-2", Low Density Residential Two and "R3", Medium Density Residential on those lands described as Lots 64-95, 97-117, 127-175, Blocks D & E & Part of Block C, Plan M-1058, Lot 1, Concession 3, Township of Balfour, as outlined in the report entitled "Keith Avenue & Pinellas Road, Chelmsford," from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on March 22, 2021, 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 a holding provision be applied to the lands and that the holding provision not be removed from the lands until such time as the following items have been addressed:
  - a. That the owner has applied for and received all final approvals related to development of the lots and the construction of Winnipeg Street, including but not limited to erosion and sediment control, lot grading, municipal infrastructure and servicing, and storm-water management all to the satisfaction of the General Manager of Growth and Infrastructure;

- b. That the owner demonstrate that any fill to be placed in the floodplain will not negatively impact the flood retention capacity nor cause flooding impacts downstream to the satisfaction of Conservation Sudbury;
  - c. That a qualified professional identify the extent of any wetland on the subject parcels. Should it be determined that wetland exists, the submission of a geotechnical report is required demonstrating the suitability of development to the satisfaction of Conservation Sudbury; and,
3. That the holding provision continue to permit only those residential land uses and accessory uses permitted in the standard "R1-5" Zone until Council has removed the holding provision.
  4. That conditional approval shall lapse on April 13, 2023 unless Condition #1 above has been met or Council has granted an extension.

#### Rules of Procedure

A Recorded Vote was held:

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

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

#### Matters Arising from the Closed Session

Councillor McCausland reported that the Committee met in Closed Session to deal with one (1) Proposed or Pending Acquisition or Disposition of Land Matters and the following resolution emanated therefrom:

PL2021-64 Leduc/McCausland: THAT the City of Greater Sudbury authorize the sale of vacant land north of Old Skead Road, Garson, legally described as PIN 73492-0360(LT), formerly Parcel 1020, SES, Township of Garson, City of Greater Sudbury;

AND THAT by-laws be presented authorizing the sales and the execution of the documents required to complete the real estate transactions;

AND THAT the net proceeds of the sales be credited to the Capital Financing Reserve Fund - General.

**CARRIED**

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

The following resolution was presented:

PL2021-65 Leduc/McCausland: THAT the City of Greater Sudbury approves Consent Agenda Items C-1.

**CARRIED**

The following is the Consent Agenda item:

## **Routine Management Reports**

### **C-1      Willow Ridge Estates Subdivision, Sudbury**

Report dated February 22, 2021 from the General Manager of Growth and Infrastructure regarding Willow Ridge Estates Subdivision, Sudbury.

PL2021-66 Leduc/McCausland: THAT the City of Greater Sudbury's delegated official be directed to amend the conditions of draft approval for a plan of subdivision on those lands described as Part of Parcel 47429 S.E.S. and Parts 4 and 5, Plan 53R-17363, Lots 3 and 4, Concession 6, Township of Broder, File # 780-6/02006, in the report entitled "Willow Ridge Estates Subdivision, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on March 22, 2021 as follows:

1. In Conditions #4, 7, 9, 28, and 39 by replacing 'City of Greater Sudbury' with 'City'.

2. In Conditions #7, 12, 39, 41, 42, 43, and 45 by replacing 'developer', 'applicant' or 'owner/applicant' with 'owner'.

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

"10. 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. In addition, the report should include design information and recommend construction procedures for 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. 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. Included in this report must be details regarding removal of substandard soils (if any) and placement of engineered fill (if required) for the construction of new homes. The geotechnical engineer will be required to address On-site and Excess Soil Management as required by O. Reg. 406/19. A soils caution agreement, if required, shall be registered on title, to the satisfaction of the Chief Building Official and City Solicitor."

4. By deleting Condition #14, 22, and 23 in their entirety and adding new Condition #48:

"48. 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 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;

- 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 for the areas of the development located within Junction Creek subwatershed;
- 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; and,
- 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 subdivision and the owner shall dedicate the lands for stormwater management works as a condition of this development."

5. By deleting Condition #24 and 25 in their entirety.

6. By deleting Condition #31 and replacing it with the following:

"31. That this draft approval shall lapse on April 23, 2023."

7. In Condition #34, by replacing the word 'Siltation' with 'Sediment and Erosion'.

8. In Condition #41, by replacing "Ministry of Natural Resources and Forestry" with "Ministry of Environment, Conservation and Parks".

9. By adding new Condition #49:

"49. That the owner obtain approval from the Nickel District Conservation Authority for the placement of fill, the alteration of existing grades or any construction activity at this location under the Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 156/06) prior to undertaking the proposed works. Following the completion of these works, the Owner shall agree to engage a qualified professional to certify in writing that the works were constructed in accordance with the plans, reports and specifications as approved by the Nickel District Conservation Authority and the City. The owner shall agree to carry out or cause to be carried out the recommendations and measures contained within the plans and reports approved by the Nickel District Conservation Authority and the City."

10. By adding the following note to the conditions of draft approval:

“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**

### **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**

PL2021-67 Landry-Altmann/McCausland: THAT this meeting does now adjourn. Time: 2:28 p.m.

**CARRIED**

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