

# **Minutes**

## **For the Planning Committee Meeting**

April 12, 2021  
Tom Davies Square

Present (Mayor and Councillors)	Councillor McCausland, Councillor Kirwan, Councillor Lapierre, Councillor Leduc, Councillor Landry-Altmann
City Officials	Alex Singbush, Acting Director of Planning Services, Kris Longston, Manager of Community & Strategic Planning, Ed Landry, Senior Planner, Community & Strategic Planning, Robert Webb, Supervisor of Development Engineering, Keith Forrester, Manager of Real Estate, Glen Ferguson, Senior Planner, Mauro Manzoni, Senior Planner, Melissa Riou, Senior Planner, Wendy Kaufman, Senior Planner, Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk, Lisa Locken, Clerk's Services Assistant, Corinne Poulin, Clerk's Services Assistant, Franca Bortolussi, Administrative Assistant to the City Solicitor and Clerk

### **Councillor Kirwan, In the Chair**

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#### **1. Call to Order**

The meeting commenced at 12:15 p.m.

#### **2. Roll Call**

A roll call was conducted prior to the commencement of moving into closed session.

#### **3. Closed Session**

The following resolution was presented:

##### **PL2021-68**

Moved By Councillor Landry-Altmann

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 Matters:

- Sale of Vacant Land, Fir Lane, Sudbury

in accordance with the Municipal Act, 2001, s239(2)(c).

**CARRIED**

At 12:17 p.m., the Planning Committee moved into Closed Session.

**4. Recess**

At 12:27 p.m., the Planning Committee recessed.

**5. Open Session**

At 1:04 p.m., the Planning Committee commenced the Open Session.

**6. Roll Call**

A roll call was conducted.

Councillor Lapierre arrived at 1:06 p.m.

**7. Declarations of Pecuniary Interest and the General Nature Thereof**

None declared.

**8. Public Hearings**

**8.1 Highway 144, Chelmsford**

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

Dave Dorland, D.S. Dorland Ltd., agent for the applicant, was present.

Mauro Manzon, Senior Planner, outlined the report.

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:

**PL2021-69**

Moved By Councillor Lapierre

Seconded By Councillor Leduc

THAT the City of Greater Sudbury approves the application by Northern Home Builders and Renovators Inc. to amend Zoning By-law 2010-100Z by changing the zoning classification from "C2", General Commercial to "R3 Special", Medium Density Residential Special on lands described as Part of PIN 73349-2135, in Lot 1, Concession 3, Township of Balfour, as outlined in the report entitled "Highway 144, Chelmsford", from the

General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on April 12, 2021, subject to the following conditions:

1. That prior to the adoption of the amending by-law, the owner shall provide the Development Approvals Section with a final plan of survey in order to enact the amending by-law;
2. That the amending by-law includes the site-specific provisions applied to the "R3 Special", Medium Density Residential Special zoning that received conditional approval under Planning Committee Resolution PL2020-55; and,
3. Conditional approval shall lapse on April 27, 2023 unless Condition 1 above has been met or an extension has been granted by Council.

Rules of Procedure

A Recorded Vote was held:

YEAS: (5): Councillor McCausland, Councillor Kirwan, Councillor Lapierre, Councillor Leduc, and Councillor Landry-Altmann

**CARRIED (5 to 0)**

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

## **8.2 Lasalle Boulevard, Sudbury**

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

Dave Dorland, D.S. Dorland Ltd., 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 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:

**PL2021-70**

Moved By Councillor Landry-Altmann

Seconded By Councillor McCausland

THAT the City of Greater Sudbury approves the application by the Temelini Family, to amend Zoning By-law 2010-100Z by changing the zoning classification from “FD”, Future Development and “C3”, Limited General Commercial, to “C2(S)”, General Commercial Special on those lands described as PIN 02123-0423, Parts 1-7, Plan 53R-18610, Lot 2, Concession 5, Township of McKim, as outlined in the report entitled “Lasalle Boulevard, Sudbury”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on April 12, 2021;

AND THAT the amending zoning by-law include the following site-specific provisions:

- i. That the only permitted uses shall be an automotive lube shop and restaurant;
- ii. That the minimum required front yard along Lasalle Boulevard shall be 4.5 m;
- iii. That 60% percent of the front lot line shall be occupied by a building;
- iv. That the minimum required landscaped area along Lasalle shall be 2.3 m; and
- v. That 10 queuing spaces shall be required for a restaurant.

Rules of Procedure

A Recorded Vote was held:

YEAS: (5): Councillor McCausland, Councillor Kirwan, Councillor Lapierre, Councillor Leduc, and Councillor Landry-Altmann

**CARRIED (5 to 0)**

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

### **8.3 90 National Street, Garson**

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

Sig Kirchhefer, S A Kirchhefer Ltd., agent for the applicant, was present.

Wendy Kaufman, 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:

**PL2021-71**

Moved By Councillor McCausland

Seconded By Councillor Leduc

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 PINs 73496-0651 & 73496-0689, Blocks A & C, Part of Block B, Lots 11 to 18, 20 to 23 & Part of Lots 24 & 25, Plan M-1049, Lot 10, Concession 1, Township of Garson, as outlined in the report entitled "90 National Street, Garson", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on April 12, 2021, 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 PINs 73496-0651 & 73496-0689, Blocks A & C, Part of Block B, Lots 11 to 18, 20 to 23 & Part of Lots 24 & 25, Plan M-1049, Lot 10, Concession 1, Township of Garson, as shown on the draft plan of subdivision plan prepared by S.A. Kirchhefer Ltd. and dated September 15, 2020, and signed by the owner on November 5, 2020;
2. That the street(s) shall be named to the satisfaction of the Municipality;
3. That any deadends 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 Bylaws 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 2% of the land, or alternatively 2% 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

to the satisfaction of the Director of Leisure Services and the City Solicitor;

7. That the owner shall provide to the satisfaction of the General Manager of Growth and Infrastructure, the Director of Planning Services and Conservation Sudbury, a detailed lot grading and drainage plan prepared, signed, sealed, and dated by a professional civil engineer with a valid Certificate of Authorization from the Association of Professional Engineers of Ontario for the proposed lots as part of the submission of servicing plans. This plan must show finished grades around new buildings, 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. A lot grading agreement shall be registered on title, if required, to the satisfaction of Director of Planning Services and City Solicitor. The owner shall be responsible for the legal costs of preparing and registering the associated lot grading agreement;
8. That the owner provide a utilities servicing plan designed by a consulting engineer with a valid Certificate of Authorization from the Association of Professional Engineers of Ontario for the proposed lots to the satisfaction of the Director of Planning Services. The utilities servicing plan at a minimum shall show the location of all utilities including City services, Greater Sudbury Hydro Plus or Hydro One, Bell, Union Gas, Eastlink and Canada Post. This plan must be provided prior to construction of any individual phase. The owner shall be responsible for all costs associated with the installation of said services;
9. That the owner shall provide master servicing plans for both the sanitary and storm sewer as well as water-mains as they pertain to the new subdivision layout to the satisfaction of the General Manager of Growth and Infrastructure. Said plans are to show general alignment details, number of units and area serviced by individual runs, pipe diameter and flow direction. Said plan shall ensure that pipe diameters and alignments are established in order to support all phases of development;
10. That streetlights for this subdivision will be designed and constructed by Greater Sudbury Hydro Plus Inc. at the cost of the owner and to the satisfaction of the General Manager of Growth and Infrastructure;
11. That prior to the submission of servicing plans, the owner shall provide an updated geotechnical report prepared, signed, sealed, and dated by a geotechnical engineer with a valid Certificate of Authorization from the Association of Professional Engineers of Ontario to the satisfaction of the Director of Planning Services. Said report shall provide information on the soils and groundwater conditions within the proposed development. In addition, 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. The geotechnical information on building foundations shall be to the satisfaction of the Chief Building Official and Director of Planning Services. 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 the buildings;

12. That as part of the submission of servicing plans the owner shall have any required slope treatments designed by a geotechnical engineer with a valid Certificate of Authorization from the Association of Professional Engineers of Ontario incorporated into the plans at locations required by the General Manager of Growth and Infrastructure. Suitable provisions shall be incorporated in the subdivision agreement to ensure that the treatment is undertaken to the satisfaction of the General Manager of Growth and Infrastructure;
13. That a storm-water management report and associated plans be prepared and submitted by qualified professional engineer for approval and to the satisfaction of both Conservation Sudbury and the General Manager of Growth and Infrastructure. The Storm-water Management Report shall 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 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;
  - c. "Enhanced" level must be used for the design of storm-water quality controls as defined by the Ministry of the Environment, Conservation and Parks;

- d. Storm-water management must follow the recommendations of the Junction Creek Sub-watershed Study;
  - e. The drainage catchment boundary including external tributary catchments and their respective area must be clearly indicated with any storm-water management plan;
  - f. 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;
  - g. Minor storm drainage from the plan of subdivision shall not be drained overland onto adjacent properties;
  - h. Existing drainage patterns on adjacent properties shall not be altered unless explicit permission is granted;
  - i. 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; and,
  - j. The storm-water management report must address the sizing of any culverts to be installed on the watercourse traversing the site;
14. That an erosion and sediment control plan be prepared and submitted by qualified professional engineer for approval and to the satisfaction of both Conservation Sudbury and the General Manager of Growth and Infrastructure. The erosion and sediment control plan shall detail the location and types of sediment and erosion control measures to be implemented during the construction of each phase of the subdivision. 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;
15. That all natural hazards that are regulated by Ontario Regulation 156/06 be identified by a qualified professional, including wetlands, watercourses, waterbodies, floodplains, and valley slopes and demonstrate that each proposed lot has sufficient developable area to the satisfaction of Conservation Sudbury;
16. That the owner demonstrate how the northern portion of Lot 1 in the approved draft plan of subdivision will be accessed to the satisfaction



of Conservation Sudbury and the General Manager of Growth and Infrastructure. If the intent is to access by crossing the watercourse then a permit application and approval pursuant to Section 28 of the Conservation Authorities Act will be required;

17. That the owner obtain approval from Conservation Sudbury for the placement of fill and/or the alteration of existing grades or any construction activity on the lands as required under the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (i.e. Ontario Regulation 156/06) prior to undertaking the proposed works. Following the completion of any required 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 Conservation Sudbury and the City of Greater Sudbury;
18. That a traffic impact study be prepared and submitted by qualified professional for approval and to the satisfaction of the General Manager of Growth and Infrastructure. The traffic impact study shall identify any road improvements that would be required in order to properly accommodate the development of the lands. The owner will be responsible for participating in the cost of any road improvements that are identified in the traffic impact study to the satisfaction of the General Manager of Growth and Infrastructure;
19. That the proposed internal subdivision roadways are to be built to urban industrial standards, including curb and gutters, storm sewers and related appurtenances to the City of Greater Sudbury Engineering Standards at the time of submission and to the satisfaction of the General Manager of Growth and Infrastructure;
20. That the owner agrees to 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;
21. 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;
22. 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;
23. 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;

24. That 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;
25. That the owner is to 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;
26. That the owner is to 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. If it found that capacity is unavailable, the developer will be required to share in the costs of upgrading the downstream system in order to provide sufficient capacity;
27. That 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;
28. Final approval for registration may be issued in phases to the satisfaction of the Director of Planning Services, provided that:
  - a. Phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure and other essential services; and,
  - b. 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;
29. 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;

30. That in accordance with Section 59(4) of the Development Charges Act, a notice 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; and,
31. That this draft approval shall lapse three years from the date of draft approval having been issued.

#### Rules of Procedure

A Recorded Vote was held:

YEAS: (5): Councillor McCausland, Councillor Kirwan, Councillor Lapierre, Councillor Leduc, and Councillor Landry-Altmann

#### **CARRIED (5 to 0)**

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

### **9. Matters Arising from the Closed Session**

Councillor McCausland, as Chair of the Closed Session, 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:

#### **PL2021-72**

Moved By Councillor Landry-Altmann

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury authorize the sale of vacant land south of Fir Lane, Sudbury legally described as PIN 02138-0103(LT), Township of McKim, 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 be credited to the Capital Financing Reserve Fund - General.

#### **CARRIED**

### **10. Consent Agenda**

The following resolution was presented:

#### **PL2021-73**

Moved By Councillor Leduc

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury approves Consent Agenda items 10.1.1 and 10.1.2.

**CARRIED**

The following are the Consent Agenda items:

**10.1 Routine Management Reports**

**10.1.1 Part of unopened Beaupre Avenue, Hanmer – Road Closure and Declaration of Surplus Land**

**PL2021-74**

Moved By Councillor Leduc

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury close by by-law and declares surplus to the City's needs part of unopened Beaupre Avenue, Hanmer, legally described as PIN 73506-0014(LT) – part of Beaupre Avenue, Plan M-533, PIN 73506-0343(LT) – Block A on Plan M-477 and part of PIN 73506-0386(LT) – part of Beaupre Avenue, Plan M-477, Township of Hanmer;

AND THAT the 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 Property By-law 2008-174, all in accordance with the report entitled "Part of Unopened Beaupre Avenue, Hanmer – Road Closure and Declaration of Surplus Land" from the General Manager of Corporate Services, presented at the Planning Committee meeting on April 12, 2021.

**CARRIED**

**10.1.2 Cavdon Subdivision, Lively**

**PL2021-75**

Moved By Councillor Leduc

Seconded By Councillor Lapierre

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 PIN 73375-0863, Parcel 1880, Lot 6, Concession 4, Township of Waters, File # 780-6/96003, as outlined in the report entitled "Cavdon Subdivision, Lively", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on April 12, 2021, as follows:

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

"10. That the draft approved plan described in this document be revised in order to provide an appropriate temporary turnaround

incorporating a 0.3 metre reserve on Street “A” and Street “B” to the satisfaction of the General Manager of Growth and Infrastructure.”;

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

“11. 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 Nickel District Conservation Authority and the General Manager of Growth and Infrastructure. The storm-water management 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 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;

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

d. Storm-water management must follow the recommendations of the Junction Creek Sub-watershed Study for the areas of the development located within Junction Creek sub-watershed;

e. The drainage catchment boundary including external tributary catchments and their respective area must be clearly indicated with any storm-water management plan;

f. 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 Nickel District Conservation Authority and the General Manager of Growth and Infrastructure;

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

h. Existing drainage patterns on adjacent properties shall not be altered unless explicit permission is granted.”;

“12. The owner/applicant shall provide, to the satisfaction of the General Manager of Growth and Infrastructure, the Director of Planning Services and the Nickel District Conservation Authority, a detailed Lot Grading and Drainage Plan prepared, signed, sealed, and dated by a professional civil engineer with a valid Certificate of Authorization from the Association of Professional Engineers of Ontario, for the proposed lots as part of the submission of servicing plans. 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. A lot grading agreement shall be registered on title, if required, to the satisfaction of the Director of Planning Services and City Solicitor. The owner/applicant shall be responsible for the legal costs of preparing and registering the associated lot grading agreement.”;

1. By deleting Conditions #14 and #15 entirely;

2. By deleting Condition #21 and replacing it with the following:

“21. That this draft approval shall lapse on December 31, 2023.”;

1. 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. 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.”;

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

“26. The owner shall provide as part of the submission of servicing plans an erosion and sediment control plan detailing the location and types of erosion and sediment 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.”;

1. By adding the deleting the words “construction drawings for each phase of construction.” and replacing them with “construction drawings for each phase of construction to the satisfaction of the General Manager of Growth and Infrastructure Services.” in Condition #33;

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

“37.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.”;

1. By adding a new Condition #44 as follows:

“44.The owner/applicant shall provide Master Servicing Plans for both the sanitary and storm sewer as well as water-mains as they pertain to the new subdivision layout to the satisfaction of the General of Growth and Infrastructure. Said plans are to show general alignment details, number of units and area serviced by individual runs, pipe diameter and flow direction. Said plan shall ensure that pipe diameters and alignments are established in order to support all phases of development.”; and,

1. By adding a new Condition #45 as follows:

“45.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 NDCA’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 NDCA and the City of Greater Sudbury. The owner shall also agree to carry out or cause to be carried out the recommendations and measures contained within the plans and reports approved by the NDCA and the City of Greater Sudbury.”

## **CARRIED**

### **11. Managers' Reports**

#### **11.1 339 Harrison Drive, Sudbury**

The following resolution was presented:

##### **PL2021-76**

Moved By Councillor Landry-Altmann

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury amends Resolution PL2019-115 pertaining to Rezoning File 751-6/18-18, as outlined in the report entitled "339 Harrison Drive, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on April 12, 2021;

AND THAT the amendment include the deletion of Clause iv) of Paragraph c) concerning the requirement for a five-metre planting strip along the southerly lot line;

AND THAT it be replaced with the following clause:

"Provide a minimum two (2) metre-wide planting strip along the southerly lot line, to include above-ground planters where necessary in lieu of in-ground plantings."

Rules of Procedure

A Recorded Vote was held:

YEAS: (5): Councillor McCausland, Councillor Kirwan, Councillor Lapierre, Councillor Leduc, and Councillor Landry-Altmann

**CARRIED (5 to 0)**

#### **11.2 Policy Options for Amendments to the Zoning By-law to Permit Temporary Drive-in Theatre, Concert or Performance Events**

The following resolution was presented:

##### **PL2021-77**

Moved By Councillor Leduc

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury directs staff to initiate an amendment to the Zoning By-law to incorporate provisions that would allow temporary drive-in theatre, concert or performance events in certain locations within the City, as outlined in the report entitled, "Policy Options for Amendments to the Zoning By-law to Permit Temporary Drive-in Theatre, Concert or



Performance Events”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on April 12, 2021.

**CARRIED**

### **11.3 Residential Parking Standards Review – Draft Zoning By-law**

The following resolution was presented:

**PL2021-78**

Moved By Councillor McCausland

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury directs staff to consult with key stakeholders on the proposed changes and to undertake a public hearing under the Planning Act for the by-law, as outlined in the report entitled “Residential Parking Standards - Draft Zoning By-law”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on April 12, 2021.

Rules of Procedure

Councillor McCausland presented the following amendment:

**Amendment:**

**PL2021-78-A1**

Moved By Councillor McCausland

Seconded By Councillor Kirwan

THAT the resolution be amended to include the following wording at the end of the resolution:

AND THAT the City of Greater Sudbury directs staff to return at the public hearing with recommendations on the following:

1. Allowing the required parking area to be located in the minimum required front yard as of right in all residential zones; and
2. Allowing outdoor parking areas in the required front yard to a maximum of 60% of the width of the minimum lot frontage, or the maximum driveway width established by this by-law, whichever is lesser, in the R2-3 zones.

**CARRIED**

The resolution as amended was presented:

**Amendment:**

**PL2021-78**

Moved By Councillor McCausland  
Seconded By Councillor Landry-Altmann

As Amended:

THAT the City of Greater Sudbury directs staff to consult with key stakeholders on the proposed changes and to undertake a public hearing under the Planning Act for the by-law, as outlined in the report entitled “Residential Parking Standards - Draft Zoning By-law”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on April 12, 2021.

AND THAT The City of Greater Sudbury directs staff to return at the public hearing with recommendations on the following:

1. Allowing the required parking area to be located in the minimum required front yard as of right in all residential zones; and
2. Allowing outdoor parking areas in the required front yard to a maximum of 60% of the width of the minimum lot frontage, or the maximum driveway width established by this by-law, whichever is lesser, in the R2-3 zones.

**CARRIED**

**12. Members' Motions**

No Motions were presented.

**13. Addendum**

No Addendum was presented.

**14. Civic Petitions**

No Petitions were submitted.

**15. Question Period**

No Questions were asked.

**16. Adjournment**

Councillor Landry-Altmann moved to adjourn the meeting. Time: 3:05 p.m.

**CARRIED**