

Proposed Amendments to the Zoning By-law to Permit Temporary Drive-in Events

Presented To:	Planning Committee
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Type:	Public Hearing
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Recommended by:	General Manager of Growth and Infrastructure
File Number:	751-6/21-13

Report Summary

This report provides a recommendation regarding the approval of amendments to the Zoning By-law which would permit temporary drive-in theatre, concert, or performance events in certain areas of the City.

This report is presented by Melissa Riou, Senior Planner

Resolution

THAT the City of Greater Sudbury approves the attached draft by-law which would permit temporary drive-in theatre, concert or performance events in certain locations within the City, as outlined in the report entitled, “Proposed Amendments to the Zoning By-law to Permit Temporary Drive-in Events”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on June 14, 2021.

Relationship to the Strategic Plan, Health Impact Assessment and Community Energy & Emissions Plan (CEEP)

Establishing provisions to enable temporary drive-in theatres, concerts or performance events is consistent with the economic development goals of the Strategic Plan. Specifically, strategic objective 2 Business Attraction, Development and Retention aims to make Greater Sudbury an attractive place to do business and thrive, and strategic Objective 4 Economic Capacity and Investment Readiness reflects Council’s desire to “Prepare the ground” for economic growth across the community.

The provisions would align with the CEEP by providing potential socializing opportunities and entertainment venues within local communities, helping to reduce the need for more distant vehicle travel.

Financial Implications

There are no financial implications associated with this report.

Background

On April 12, 2021 Planning Committee passed resolution PL2021-77 which directed staff to initiate an amendment to the Zoning By-law to incorporate provisions that would allow temporary drive-in theatre, concert or performance event in certain locations within the City. This resolution was ratified by Council on April 27, 2021 through resolution CC2021-122.

Proposed Amendment

The proposed amendment would facilitate drive-in theatres and similar uses, including concerts, theatre, stand-up comics, by considering them in the same manner as carnivals in the context of the Zoning By-law.

Carnivals are defined as follows: “A temporary use of land, *buildings* or structures for the purpose of providing or locating facilities for *commercial* entertainment and participatory amusement activities, including games and rides, and includes, without limiting the generality of the foregoing, an itinerant circus or midway, but does not include an *amusement park* or other use where such facilities are located or made available for use by the general public for more than 14 days per year.”

Carnivals are currently permitted in the “Shopping Centre Commercial (C5) Zone” and the “Parks (P) Zone” where such park is owned or operated by the Municipality.

The proposed amendment would add “drive in theatre, concert or performance events” in order to allow those types of events to take place on a temporary and limited basis in specific zones. It is proposed that carnivals would also be permitted in the “Downtown (C6) Zone” and on “Institutional (I)” zoned properties that are owned or operated by the City. A draft of the proposed amendment is attached to this report as Appendix A.

Permanent drive-in theatres would continue to require a site specific amendment to the Zoning By-law.

Drive-in and other special events require an application and review by the City’s Special Events team. The review and application would include a risk management plan, and other terms and conditions under which the event will operate to ensure the safety of the general public, volunteers and event organizers.

Provincial Policy Statement (PPS)

Municipalities in the Province of Ontario are required under Section 3 of the *Planning Act* to ensure that decisions affecting planning matters are consistent with the Provincial Policy Statement.

The proposed amendment does not conflict with the Provincial Policy Statement, 2020.

Growth Plan for Northern Ontario (GPNO)

Municipalities in the Province of Ontario are required under Section 3 of the *Planning Act* to ensure that decision affecting planning matters conform with the Growth Plan for Northern Ontario.

The proposed amendment is consistent with the economic development policies of section 2.3 A growing and diversified economy.

Official Plan for the City of Greater Sudbury

The Official Plan establishes goals, objectives and policies to manage and direct physical change and its effects on the social, economic and natural environment in the next 20 years. Economic Development is an essential building block to a Healthy Community. As outlined in Section 1.4 the Vision for Greater Sudbury identifies the City has an important centre in northern Ontario and focal point for regional investment and growth, as well as maintaining an ‘open for business’ environment.

The proposed amendment is consistent with the overall vision and economic development goals of the City.

Summary and Recommendation

The proposed amendment would ensure that the City has a framework in place to allow temporary drive-in theatres, concerts and performance events should proposals be received for such events. The proposed framework would permit those types of events to occur on a temporary and limited basis in the C5 (Shopping Centre Commercial), C6 (Downtown Commercial), and P (Park) and I (Institutional) where the lands are owned or operated by the Municipality. Further, the proposed amendment would be consistent with Council's strategic objectives of attracting and retaining business as well as investment readiness. It is recommended that the zoning by-law amendment (Attached to this report as Appendix A) be approved.

Resources Cited

1. City of Greater Sudbury Zoning By-law <https://www.greatersudbury.ca/do-business/zoning/zoning-by-law-2010-100z/#PART%203:%20%20%20DEFINITIONS>
2. City of Greater Sudbury website "Plan a Special Event" <https://www.greatersudbury.ca/play/plan-a-special-event/>
3. Staff Report, "Policy Options for Amendments to the Zoning By-law to Permit Temporary Drive-in Theatre, Concert or Performance Events" April 12, 2021 <https://pub-greatersudbury.escribemeetings.com/FileStream.ashx?DocumentId=39702>