

Minutes

For the Planning Committee Meeting

May 26, 2021
Tom Davies Square

Present (Mayor and Councillors)	Councillor McCausland, Councillor Leduc, Councillor Landry-Altmann, Councillor Kirwan
Absent	Councillor Lapierre
City Officials	Kris Longston, Director of Planning Services, Robert Webb, Supervisor of Development Engineering, Mauro Manzon, Senior Planner, Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk, Anessa Basso, Clerk's Services Assistant, Corinne Poulin, Clerk's Services Assistant

Councillor Kirwan, In the Chair

1. Call to Order

The meeting commenced at 11:50 a.m.

2. Roll Call

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

3. Closed Session

At 11:52 a.m., the Planning Committee moved into Closed Session.

The following resolution was presented:

PL2021-87

Moved By Councillor McCausland

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury moves to Closed Session to deal with five (5) Proposed or Pending Acquisition or Disposition of Land Matters regarding the purchase of land - Whitson River, Chelmsford; the sale of vacant land - Pilon Crescent, Chelmsford; the sale of vacant land - Fourth Avenue, Sudbury; the sale of vacant land - Municipal Road 80, Val Therese; and the gift of vacant land - Hummingbird Court, Val Caron, in accordance with the Municipal Act, 2001, s.239(2)(c).

CARRIED

4. Recess

At 12:20 p.m., the Planning Committee recessed.

5. Open Session

At 1:01 p.m., the Planning Committee commenced the Open Session.

6. Roll Call

A roll call was conducted.

7. Declarations of Pecuniary Interest and the General Nature Thereof

None declared.

8. Public Hearings

8.1 1497, 1499 and 1501 Paris Street, Sudbury

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

Adrian Bortolussi, Bortolussi Surveying, the applicant, was present.

Mauro Manzoni, Senior Planner, outlined the report.

The Planning Department responded to questions from the Planning Committee.

The Chair asked whether there was anyone else 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:

PL2021-88

Moved By Councillor Leduc

Seconded By Councillor McCausland

THAT the City of Greater Sudbury approves the application by Alesabetta & Fiorenzo Montini to amend Zoning By-law 2010-100Z by changing the zoning classification from "R3-1", Medium Density Residential and "C2", General Commercial to "HC2 Special", Holding General Commercial Special on lands described as PINs 73595-0071 & 73595-0254, Parcels 9580 & 13780 S.E.S., in Lot 6, Concession 1, Township of McKim, as outlined in the report entitled "1497, 1499 & 1501 Paris Street, Sudbury", from the General Manager of Growth and Infrastructure, presented at the

Planning Committee meeting on May 26, 2021, subject to the following conditions:

1. That prior to the enactment of the amending by-law, the owner shall address the following conditions to the satisfaction of the Chief Building Official:

- a) Submit building permit applications addressing the dwelling unit, building additions and accessory shed constructed without benefit of a permit;
- b) Remove the shipping container from the subject property;

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

- a) The location of existing buildings and structures shall be permitted;
- b) The existing duplex dwelling shall be permitted;
- c) Outdoor display and sales shall not be permitted on PIN 73595-0254 being Parcel 13780 S.E.S.;
- d) Excluding the above, existing outdoor storage and outdoor display and sales areas shall be permitted accessory to the existing automotive sales establishment for the display and sale, renting or leasing of utility and boat trailers;
- e) Planting strips shall not be required for existing uses;
- f) That development, as defined by the Conservation Authorities Act, R.S.O. 1990, c. C.27, be prohibited in the regulatory flood plain, unless otherwise approved by Conservation Sudbury;
- g) A Holding symbol which shall not be removed by the Council of the City of Greater Sudbury until the following condition has been addressed:
 - i) That the owner has entered into a Site Plan Control Agreement with the City of Greater Sudbury pursuant to Section 41 of The Planning Act to the satisfaction of the Director of Planning Services.

Until such time as the H symbol has been removed, the only permitted uses shall be those uses existing on the date that the amending by-law comes into effect.

3. Conditional approval shall lapse on June 15, 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: (4): Councillor McCausland, Councillor Leduc, Councillor Landry-Altmann, and Councillor Kirwan

Absent: (1): Councillor Lapierre

CARRIED (4 to 0)

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

8.2 3500 Falconbridge Highway, Garson

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

TJ Herault, the applicant, was present.

Mauro Manzon, Senior Planner, outlined the report.

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:

PL2021-89

Moved By Councillor Landry-Altmann

Seconded By Councillor Leduc

THAT the City of Greater Sudbury approves the application by TJ Herault to amend Zoning By-law 2010-100Z by changing the zoning classification from "R2-2", Low Density Residential Two to "R3-Special", Medium Density Residential Special on lands described as PIN 73495-0233, Parcel 7194 S.E.S., in Lot 5, Concession 2, Township of Garson, as outlined in the report entitled "3500 Falconbridge Highway, Garson", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on May 26, 2021, subject to the following conditions:

- a. That prior to the adoption of the amending by-law, the following condition shall be addressed:
 - i. That the owner submit a design lot grading plan to the satisfaction of the Director of Planning Services;
- b. That the amending by-law includes the following site-specific provisions:
 - i. Uncovered decks shall not encroach into the required front yard;
 - ii. Uncovered decks greater than 1.2 metres in height may encroach 2 metres into the required rear yard but not closer than 1.4 metres to the rear lot line;
 - iii. The minimum rear yard setback shall be 3.4 metres;
 - iv. The width of the required planting strip along the easterly and westerly interior side yards may be reduced to 1.2 metres provided the planting strip is installed in conjunction with a minimum 1.5 metre-high opaque fence;
 - v. The width of the required planting strip along the rear lot line may be reduced to 1.4 metres provided the planting strip is installed in conjunction with a minimum 1.5 metre-high opaque fence; and,
 - vi. A refuse storage area may be permitted in the required rear yard provided it maintains a minimum setback of 1.4 metres from the rear lot line.
- c. Conditional approval shall lapse on June 15, 2023 unless Condition a) above has been met or an extension has been granted by Council.

Rules of Procedure

A Recorded Vote was held:

YEAS: (4): Councillor McCausland, Councillor Leduc, Councillor Landry-Altmann, and Councillor Kirwan

Absent: (1): Councillor Lapierre

CARRIED (4 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 five (5) Proposed or Pending

Acquisition or Disposition of Land Matters in accordance with the Municipal Act, 2001, s.239(2)(c).

The following resolutions emanated therefrom:

PL2021-90

Moved By Councillor McCausland

Seconded By Councillor Leduc

THAT the City of Greater Sudbury authorize the purchase of vacant lands along the Whitson River, Chelmsford, legally described as PIN 73349-1720(LT), part of Lot 2, Concession 3; PIN 73349-0222(LT), part of Lot 2, Concession 3; PIN 73349-1696(LT), Lot 31, Plan M-23; PIN 73349-1198(LT), Lot 33, Plan M-23; PIN 73349-1568(LT), Lot 32, Plan M-23; PIN 73349-1693(LT), part of Lot 3, Concession 3; PIN 73349-0220(LT), Lot 15 and 16 and part of Lot 17, Plan M-463; PIN 73349-0154(LT), Block A, Plan M-1046; PIN 73349-2116(LT), Parts 2 and 13, Plan 53R-19475 and Block B, Plan M-1046, all in the Township of Balfour;

AND THAT the acquisition 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

PL2021-91

Moved By Councillor Leduc

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury authorize the sale of vacant land on Pilon Crescent, Chelmsford, legally described as PIN 73350-0379(LT), being part of Lot 10, Concession 2, Township of Balfour;

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

PL2021-92

Moved By Councillor Landry-Altmann

Seconded By Councillor McCausland

THAT the City of Greater Sudbury authorize the sale of vacant land on Fourth Avenue, Sudbury, legally described as PIN 73577-0421(LT), being Parts 1 to 3 on Plan 53R-15333, 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

PL2021-93

Moved By Councillor McCausland

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury authorize the sale of vacant land on Municipal Road 80, Val Therese, legally described as part of PIN 73504-0328(LT), being Part 5 on Plan 53R-15580 and part of PIN 73504-2250(LT), being Part 3 on Plan 53R-15580, part of Lot 6, Concession 2, Township of Hanmer, City of Greater Sudbury, save and except for a one foot reserve to be retained by the City along the north and west boundary fronting the City's road allowance;

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

PL2021-94

Moved By Councillor Leduc

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury authorize the acceptance of the gift of vacant land northwest of Hummingbird Court, Val Caron, legally described as part of PIN 73501-2227(LT), being Parts 1-4 on Plan 53R-21429, Township of Blezard, City of Greater Sudbury;

AND THAT a by-law be presented authorizing the acceptance of the gift of land and the execution of the documents required to complete the transfer of land;

AND THAT a by-law be presented authorizing the Executive Director, Finance, Assets and Fleet of the City of Greater Sudbury to issue a tax receipt in the amount of \$125,000.

CARRIED

10. Consent Agenda

The following resolution was presented:

PL2021-95

Moved By Councillor Landry-Altmann

Seconded By Councillor Leduc

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

CARRIED

The following is the Consent Agenda item:

10.1 Routine Management Reports

10.1.1 Twin Lake Subdivision Extension - April 2021

PL2021-96

Moved By Councillor Landry-Altmann

Seconded By Councillor Leduc

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 Parcel 49532 SES, Lots 163-165, Plan M-423, Lot 2, Concession 2, Township of McKim, File # 780-6/03001, as outlined in the report entitled "Twin Lake Subdivision Extension - April 2021", from the General Manager of Growth and Infrastructure, presented at the meeting of May 26, 2021, as follows:

1. By deleting Condition #20 and replacing it with the following:

"20. That this draft approval shall lapse on March 24, 2023.";

2. By deleting Condition #29 and replacing it with the following:

"29. 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. The siltation 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 erosion and/or sediment problem is addressed.”; and,

3. By deleting the introductory and first paragraph in Condition #45 and replacing it with the following:

“45. A storm-water management report and associated plans must be submitted by the owner’s consulting engineer for approval by the City to the satisfaction of the General Manager of Growth and Infrastructure and the Nickel District Conservation Authority. The report must address the following requirements:”.

CARRIED

11. Members' Motions

No Motions were presented.

12. Addendum

No Addendum was presented.

13. Civic Petitions

No Petitions were submitted.

14. Question Period

No Questions were asked.

15. Adjournment

Councillor Kirwan moved to adjourn the meeting. Time: 2:08 p.m.

CARRIED