

Minutes
For the Planning Committee Meeting

April 26, 2021
Tom Davies Square

Present (Mayor and Councillors)	Councillor McCausland, Councillor Kirwan, Councillor Lapierre, Councillor McIntosh, Councillor Leduc
Absent	Councillor Landry-Altmann
City Officials	Alex Singbush, Acting Director of Planning Services, Kris Longston, Manager of Community & Strategic Planning, Robert Webb, Supervisor of Development Engineering, Joe Rocca, Traffic & Asset Management Supervisor, Mauro Manzon, Senior Planner, Wendy Kaufman, 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 1:01 p.m.

2. Roll Call

A roll call was conducted.

3. Declarations of Pecuniary Interest and the General Nature Thereof

None declared.

4. Public Hearings

4.1 Kivi Park, Sudbury

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

Eric Taylor, 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.

Bill Best, Chair of the Board of Directors, Kivi Park, provided comments.

Patti Kitler, Head Coach, Para-Nordic Ski Team, provided comments.

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.

Rules of Procedure

With the concurrence of the Committee, the reading of the resolution was waived.

The following resolution was presented:

PL2021-79

Moved By Councillor McCausland

Seconded By Councillor Leduc

THAT the City of Greater Sudbury approves the application by the Clifford and Lily Fielding Charitable Foundation, to amend Zoning By-law 2010-100Z by changing the zoning classification from “R1-2”, Low Density Residential One, “SLS”, Seasonal Limited Service, and “RU”, Rural, to “OSP(S)”, Open Space Private Special on those lands described as PINs 73477-0274, 73477-0285, 73471-0015, 73471-0016, 73476-0513 & part of PIN 73476-0810, Parcels 1352, 13863, 1659, 1095, 39067, 29357 & 29680, Part 11, Plan 53R-6151, Part 1, Plan 53R-5370, Parts 1 & 2, Plan 53R-12323, Part 1 & 2, Plan 53R-20876, Lots 4 & 5, Concessions 2 & 3, Township of Broder, as outlined in the report entitled “Kivi Park, Sudbury”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on April 26, 2021, subject to the following conditions:

1. That the amending zoning by-law for the “OSP(S)”, Open Space Private Special zoning include the following site-specific provisions:
 - i. the only permitted use shall be a privately owned park permitting passive and active recreational uses and associated accessory uses including but not limited to maintenance and servicing of the park, the provision of food for park users, the rental and storage of sports related equipment and boats for park users, and parking areas for park users;

- ii. permit a maximum of four shipping containers on lands comprising PIN 73476-0513, two shipping containers on lands comprising PIN 73471-0015, and three shipping containers on lands comprising PIN 73471-0016, for storage only, where shipping containers would not be permitted;
 - iii. permit a minimum front yard setback of 3 m for a shipping container on lands comprising PIN 73476-0513 where a 10 m setback would be required;
 - iv. permit a minimum 0.5 m building separation between shipping containers where a 3.0 m separation distance would be required;
 - v. permit a minimum 1.5 m building separation between two warming hut buildings located on lands comprising PIN 73476-0810, where a separation distance of 3 m would be required;
 - vi. permit a minimum 0 m building separation between two washroom buildings on lands comprising PIN 73471-0015 where a separation distance of 3 m would be required;
 - vii. permit buildings on the basis of private road access on lands comprising PINs 73476-0015 and 73476-0016 where buildings shall not be erected on a lot that does not have frontage on an assumed road;
 - viii. permit a shelter structure to be located within the shoreline buffer area on lands comprising PIN 73471-0016 where a 12 m setback would be required;
 - ix. permit a minimum westerly interior side yard setback of 0 m for a fire pit and firewood storage structure on lands comprising PIN 73476-0810, where a 10 m setback would be required;
 - x. no landscaped area shall be provided adjacent to a public road for a parking lot, where a 3.0 m landscaped area would be required;
 - xi. require a minimum 30 m landscaped area, which shall be permitted to include cleared areas for trails, adjacent to the west side of Edward Avenue where a 3.0 m landscaped area would be required; and
 - xii. require a minimum exterior side yard setback of 35 m adjacent to Edward Avenue where a 10 m setback would be required.
2. That prior to the enactment of the amending by-law, that the owner apply for all required building permits for existing structures to the satisfaction of the Chief Building Official.
 3. That prior to the enactment of the amending by-law, that the owner provide sewage system permits issued by Public Health Sudbury &

Districts for each of the four existing washrooms with holding tanks, to the satisfaction of the Director of Planning Services.

4. That prior to the enactment of the amending by-law, that the owner provide confirmation that there is an adequate source of potable water available to the satisfaction of the Director of Planning Services.
5. Conditional approval shall lapse on May 11, 2023 unless Conditions 2, 3, and 4 above have been met or an extension has been granted by Council.

Rules of Procedure

Councillor Lapierre presented the following amendment:

Amendment:

PL2021-79-A1

Moved By Councillor Lapierre

Seconded By Councillor Leduc

THAT the resolution be amended to remove condition #3 from the resolution.

CARRIED

Rules of Procedure

The Committee, by two-thirds majority, allowed Councillor McIntosh to address the Committee regarding this matter.

Rules of Procedure

With the concurrence of the Committee, the reading of the resolution was waived.

The following resolution as amended was presented:

PL2021-79

Moved By Councillor McCausland

Seconded By Councillor Leduc

As amended:

THAT the City of Greater Sudbury approves the application by the Clifford and Lily Fielding Charitable Foundation, to amend Zoning By-law 2010-100Z by changing the zoning classification from "R1-2", Low Density Residential One, "SLS", Seasonal Limited Service, and "RU", Rural, to "OSP(S)", Open Space Private Special on those lands described as PINs 73477-0274, 73477-0285, 73471-0015, 73471-0016, 73476-0513 & part of PIN 73476-0810, Parcels 1352, 13863, 1659, 1095, 39067, 29357 & 29680, Part 11, Plan 53R-6151, Part 1, Plan 53R-5370, Parts 1 & 2, Plan 53R-12323, Part 1 & 2, Plan 53R-20876, Lots 4 & 5, Concessions 2 & 3, Township of Broder, as outlined in the report entitled "Kivi Park, Sudbury",

from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on April 26, 2021, subject to the following conditions:

1. That the amending zoning by-law for the “OSP(S)”, Open Space Private Special zoning include the following site-specific provisions:

- i. the only permitted use shall be a privately owned park permitting passive and active recreational uses and associated accessory uses including but not limited to maintenance and servicing of the park, the provision of food for park users, the rental and storage of sports related equipment and boats for park users, and parking areas for park users;
- ii. permit a maximum of four shipping containers on lands comprising PIN 73476-0513, two shipping containers on lands comprising PIN 73471-0015, and three shipping containers on lands comprising PIN 73471-0016, for storage only, where shipping containers would not be permitted;
- iii. permit a minimum front yard setback of 3 m for a shipping container on lands comprising PIN 73476-0513 where a 10 m setback would be required;
- iv. permit a minimum 0.5 m building separation between shipping containers where a 3.0 m separation distance would be required;
- v. permit a minimum 1.5 m building separation between two warming hut buildings located on lands comprising PIN 73476-0810, where a separation distance of 3 m would be required;
- vi. permit a minimum 0 m building separation between two washroom buildings on lands comprising PIN 73471-0015 where a separation distance of 3 m would be required;
- vii. permit buildings on the basis of private road access on lands comprising PINs 73476-0015 and 73476-0016 where buildings shall not be erected on a lot that does not have frontage on an assumed road;
- viii. permit a shelter structure to be located within the shoreline buffer area on lands comprising PIN 73471-0016 where a 12 m setback would be required;
- ix. permit a minimum westerly interior side yard setback of 0 m for a fire pit and firewood storage structure on lands comprising PIN 73476-0810, where a 10 m setback would be required;
- x. no landscaped area shall be provided adjacent to a public road for a parking lot, where a 3.0 m landscaped area would be required;

- xi. require a minimum 30 m landscaped area, which shall be permitted to include cleared areas for trails, adjacent to the west side of Edward Avenue where a 3.0 m landscaped area would be required; and
- xii. require a minimum exterior side yard setback of 35 m adjacent to Edward Avenue where a 10 m setback would be required.

2. That prior to the enactment of the amending by-law, that the owner apply for all required building permits for existing structures to the satisfaction of the Chief Building Official.

4. That prior to the enactment of the amending by-law, that the owner provide confirmation that there is an adequate source of potable water available to the satisfaction of the Director of Planning Services.

5. Conditional approval shall lapse on May 11, 2023 unless Conditions 2 and 4 above have been met or an extension has been granted by Council.

YEAS: (4): Councillor McCausland, Councillor Kirwan, Councillor Lapierre, and Councillor Leduc

CARRIED (4 to 0)

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

4.2 Municipal Road 80, Val Therese

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

Kevin Jarus, Tulloch Engineering, and Guy Guillot, Conseil Scolaire Catholique du Nouvel-Ontario, agents for the applicant, were present.

Mauro Manzoni, Senior Planner, outlined the report.

The Planning Department 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:

PL2021-80

Moved By Councillor Lapierre

Seconded By Councillor Kirwan

THAT the City of Greater Sudbury approves the application by Georgette Paquette to amend Zoning By-law 2010-100Z by changing the zoning classification from "FD", Future Development to "I", Institutional and "OSP", Open Space Private on lands described as Part of PIN 73505-0340, Part of Part 2, Plan 53R-5645 in Lot 7, Concession 2, Township of Hanmer, as outlined in the report entitled "Municipal Road 80, Val Therese", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on April 26, 2021, subject to the following conditions:

- a. That the owner provides the Development Approvals Section with a final plan of survey in order to enact the amending by-law;
- b. That the lands be rezoned in general accordance with the preliminary survey plan prepared by D.S. Dorland Limited and dated January 21, 2021 as follows:
 - i. Part 1 to be rezoned "I", Institutional;
 - ii. Part 2 to be rezoned "OSP", Open Space Private.
- c. That the following matters shall be addressed as part of the Site Plan Control Agreement based on the recommendations of the Traffic Impact Study:
 - i. The owner shall be required to install a full set of traffic signals at the intersection of Municipal Road 80 and Shirley Avenue prior to the opening of the school; and further, that the cost of the design and installation of the traffic signals be fully funded by the owner; and,
 - ii. A paved pedestrian/bike path on the west side of Municipal Road 80 (removed from the vehicular roadway) shall be provided from the school driveway to Jeanne d'Arc Street.
- d. Conditional approval shall lapse on May 11, 2023 unless Condition a) above has been met or an extension has been granted by Council.

YEAS: (4): Councillor McCausland, Councillor Kirwan, Councillor Lapierre, and Councillor Leduc

CARRIED (4 to 0)

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

5. Members' Motions

No Motions were presented.

6. Addendum

No Addendum was presented.

7. Civic Petitions

No Petitions were submitted.

8. Question Period

No Questions were asked.

9. Adjournment

Councillor Kirwan moved to adjourn the meeting. Time: 2:19 p.m.

CARRIED