

# **Minutes**

## **For the Planning Committee Meeting**

June 28, 2021  
Tom Davies Square

Present (Mayor and Councillors)	Councillor McCausland, Councillor Lapierre, Councillor Leduc, Councillor Kirwan  Councillor Vagnini
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, Glen Ferguson, Senior Planner, Mauro Manzon, Senior Planner, Melissa Riou, Senior Planner, Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk, Anessa Basso, Clerk's Services Assistant, Lisa Locken, Clerk's Services Assistant

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

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**1. Call to Order**

The meeting commenced at 12:16 p.m.

**2. Roll Call**

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

**3. Closed Session**

At 12:18 p.m., the Planning Committee moved into Closed Session.

The following resolution was presented:

**PL2021-106**

Moved By Councillor McCausland  
Seconded By Councillor Lapierre

THAT the City of Greater Sudbury moves to Closed Session to deal with one (1) Proposed or Pending Acquisition or Disposition of Land Matters regarding Elm Street, Sudbury in accordance with the Municipal Act, 2001, s.239(2)(c).

**CARRIED**

**4. Recess**

At 12:37 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.

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

None declared.

**8. Public Hearings**

**8.1 3027 Vern Drive, Val Caron**

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

Alain Chouinard, the applicant, was present.

Mauro Manzoni, 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 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:

**PL2021-107**

Moved By Councillor Lapierre

Seconded By Councillor Leduc

THAT the City of Greater Sudbury approves the application by Alain and Sandra Chouinard to amend Zoning By-law 2010-100Z with respect to lands described as PIN 73500-0054, Parcel 49368 S.E.S., Part 2, Plan 53R-12854 in Lot 12, Concession 6, Township of Blezard 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 “3027 Vern Drive, Val Caron”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on June 28, 2021.

Rules of Procedure

A Recorded Vote was held:

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

Absent (1): Councillor Landry-Altmann

**CARRIED (4 to 0)**

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

## **8.2 5241 Outremont Boulevard, Hanmer**

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

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

Glen Ferguson, Senior Planner, outlined the report.

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

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:

### **PL2021-108**

Moved By Councillor Lapierre

Seconded By Councillor McCausland

THAT the City of Greater Sudbury approves the applications by Guy & Jody Bellehumeur to amend Zoning Bylaw 2010100Z by changing the zoning classification on a portion of the subject lands from “RU”, Rural to “RMH-1(1)”, Residential Mobile Home Special – Subzone 1 and from “RU”, Rural to “RU(S)”, Rural Special on those lands described as PINs 73506-0023 & 73506-0027, Lots 15-24 & Lots 41-42 & 47-61, Plan M-477, Lot 1, Concession 4, Township of Hanmer, as outlined in the report entitled “5241 Outremont Boulevard, Hanmer”, from the General Manager

of Growth and Infrastructure, presented at the Planning Committee meeting on June 28, 2021, subject to the following conditions:

1. That prior to the passing of an amending zoning by-law:
  - a. The owners shall submit a registered survey plan describing the lands to be rezoned to the satisfaction of the Director of Planning Services; and,
  - b. The owners shall apply for a building permit for the encroaching deck and shed associated with the mobile home site that is to benefit from the rezoning of the lands to the satisfaction of the Chief Building Official.
2. That the amending zoning by-law include a site-specific provision permitting a reduced minimum lot area of 1.4 hectares on those retained lands that are to be rezoned from "RU", Rural to "RU(S)", Rural Special and presently described as being PIN 73506-0023; and,
3. That conditional approval shall lapse on July 13, 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 Lapierre, Councillor Leduc, and Councillor Kirwan

Absent (1): Councillor Landry-Altmann

#### **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.

### **8.3 1049, 1063 and 1069 Notre Dame Avenue, Sudbury**

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

Peter Nault, Devla Properties Inc., the applicant, was present.

David Harsch, K. Smart Associates Limited, agent for the applicant, was present.

Mauro Manzon, 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 applicant provided comments to the Committee members.

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 waved.

The following is the resolution:

**PL2021-109**

Moved By Councillor McCausland

Seconded By Councillor Leduc

THAT the City of Greater Sudbury approves the application by Devla Properties Inc. to amend Zoning By-law 2010-100Z by changing the zoning classification from "R3-1", Medium Density Residential to "C2 Special", General Commercial Special on lands described as PINs 02127-0341, 02127-0502 & 02127-0504, Parcel 5808 S.E.S., in Lot 4, Concession 5, Township of McKim, as outlined in the report entitled "1049, 1063 and 1069 Notre Dame Avenue, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on June 28, 2021 subject to the following conditions:

1. That the amending by-law includes the following site-specific provisions:
  - (i) In addition to the uses permitted in the C2 zone, the following uses shall also be permitted:
    - a. Row dwellings and related accessory uses;
    - b. Warehousing and storage accessory to an office use;
  - (ii) The following site-specific provisions shall be applied to row dwellings:
    - a. A minimum privacy yard of four (4) metres shall be required;
    - b. A minimum court of 2.5 metres shall be permitted between opposing walls of one or more row dwellings provided that neither of such walls contains balconies or habitable room windows;

- c. The minimum difference in setbacks for adjacent groups of row dwellings shall be 0.95 metre.
- (iii) The minimum front yard setback shall be 13.7 metres;
- (iv) The minimum rear yard setback shall be 4.2 metres;
- (v) A minimum 3.0 metre-wide landscaped area abutting the street line on PINs 02127-0502 & 02127-0504 shall not be required;
- (vi) Planting strips shall be provided along the northerly and southerly lots lines;
- (vii) A planting strip shall not be required along the westerly limit of the subject lands;
- (viii) Parking shall be permitted within 3 metres of the northerly and southerly lot lines;
- (ix) The minimum width of the driveway aisle shall be 5.7 metres;
- (x) A refuse storage area may be permitted in the required rear yard provided it maintains a minimum setback of 1.2 metres from the rear lot line.

#### Rules of Procedure

A Recorded Vote was held:

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

Absent (1): Councillor Landry-Altmann

#### **CARRIED (4 to 0)**

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

Councillor Vagnini arrived at 2:03 p.m.

#### **8.4 Zoning By-law Amendment to Implement Phase 1 of Official Plan Review**

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

Melissa Riou, Senior Planner, outlined the report.

The Planning Department responded to questions from the Committee members.

Phil Reynolds, Dan Delay and Pierre Pitre, members of the public, 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.

The following resolution was presented:

**PL2021-110**

Moved By Councillor Lapierre

Seconded By Councillor Leduc

THAT the City of Greater Sudbury approves the proposed by-law which would amend Zoning By-law 2010-100Z under Sections 34 and 26(9) of the Planning Act to implement Phase 1 of the Five Year Review of the Official Plan, as described in the report entitled "Zoning By-law Amendment to Implement Phase 1 of Official Plan Review", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on June 28, 2021.

Rules of Procedure

Councillor Kirwan presented the following amendment:

**Amendment:**

**PL2021-110-A1**

Moved By Councillor Kirwan

Seconded By Councillor Leduc

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

"AND THAT the proposed by-law come in effect on February 1, 2022."

Rules of Procedure

Councillor McCausland presented the following amendment to the above amendment:

**Amendment:**

**PL2021-110-A2**

Moved By Councillor McCausland

Seconded By Councillor Kirwan

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

"AND THAT subsections 1, 2, 3 and 4 of the proposed by-law come in effect on February 1, 2022."

**CARRIED**

The following is the resolution as amended:

**PL2021-110**

Moved By Councillor McCausland

Seconded By Councillor Kirwan

THAT the City of Greater Sudbury approves the proposed by-law which would amend Zoning By-law 2010-100Z under Sections 34 and 26(9) of the Planning Act to implement Phase 1 of the Five Year Review of the Official Plan, as described in the report entitled "Zoning By-law Amendment to Implement Phase 1 of Official Plan Review", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on June 28, 2021.

AND THAT subsections 1, 2, 3 and 4 of the proposed by-law come in effect on February 1, 2022.

**CARRIED**

Public comment was received and considered and had an effect on the Planning Committee's decision in the following manner:

- The resolution was amended to include that the proposed by-law will come in effect on February 1, 2022.

**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 regarding Elm Street, Sudbury in accordance with the Municipal Act, 2001, s.239(2)(c).

The following resolution emanated therefrom:

**PL2021-111**

Moved By Councillor McCausland

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury authorize a lease agreement with 43 Elm Street Inc., for commercial space located at 43 Elm Street, Sudbury, for a three year term commencing on October 1st, 2021;

AND THAT a by-law be presented authorizing the execution of the lease agreement.

Rules of Procedure

A Recorded Vote was held:

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

**CARRIED (4 to 0)**

**10. Consent Agenda**

The following resolution was presented:

**PL2021-112**

Moved By Councillor Lapierre

Seconded By Councillor McCausland

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 1 Dow Drive, Copper Cliff**

**PL2021-113**

Moved By Councillor Lapierre

Seconded By Councillor McCausland

THAT the City of Greater Sudbury's delegated official be directed to amend the conditions of draft approval for the draft plan of condominium for the conditions of draft approval of plan of condominium for Parts 4, 5, 7 & 8 and Pt. of Parts 1, 3 & 6, Plan SR-2974 in Lot 12, Concession 2, Township of McKim and Lot 1, Concession 2, Township of Snider, File 741-6/14001, as outlined in the report entitled "1 Dow Drive, Copper Cliff", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on June 28, 2021, be amended as follows:

a) By deleting Condition #10 and replacing it with the following:

"That this draft approval shall lapse on July 20, 2024, unless an extension is granted by Council pursuant to Section 51(33) of the Planning Act."

**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: 3:44 p.m.

**CARRIED**