

# **Minutes**

## **For the Planning Committee Meeting**

September 27, 2021  
Tom Davies Square

Present (Mayor and Councillors)      Councillor Kirwan, Councillor Leduc, Councillor Landry-Altmann

Absent      Councillor McCausland, Councillor Lapierre

City Officials      Kris Longston, Director of Planning Services, Alex Singbush, Manager of Development Approvals, Robert Webb, Supervisor of Development Engineering, Mauro Manzon, Senior Planner, Melissa Riou, Senior Planner, Wendy Kaufman, Senior Planner, Carl Jorgensen, General Manager/Secretary-Treasurer Conservation Sudbury, Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk, Michel Lalonde, 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 1:02 p.m.

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

A roll call was conducted.

Rules of Procedure

Councillor Kirwan moved to alter the order of the agenda to deal with Referred & Deferred Matter 7.1 following Public Hearing 4.1.

**CARRIED BY TWO-THIRDS MAJORITY**

#### **3. Declarations of Pecuniary Interest and the General Nature Thereof**

None declared.

#### **4. Public Hearings**

##### **4.1 1390 Main Street, Val Caron**

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

Rene Ranger, the applicant, was present.

Wendy Kaufman, Senior Planner, outlined the report

Carl Jorgensen, General Manager/Secretary-Treasurer, Conservation Sudbury, provided comments and responded to questions from the Committee members.

The applicant provided comments and responded to questions from the Committee members.

The Planning Department responded to questions from 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 waived.

The following resolution was presented:

**PL2021-139**

Moved By Councillor Landry-Altmann

Seconded By Councillor Leduc

THAT the City of Greater Sudbury approves the application by Rene Ranger to amend Zoning By-law 2010-100Z by changing the zoning classification from "R1-5", Low Density Residential One to "R3", Medium Density Residential on lands described as PIN 73502-0436, Parcel 23053, Lot 25, Plan M-486, Lot 6, Concession 6, Township of Blezard, as outlined in the report entitled "1390 Main Street, Val Caron", from the General Manager of Growth and Infrastructure presented at the Planning Committee meeting on September 27, 2021, subject to the following conditions:

1. That prior to the enactment of the amending zoning by-law:
  - a. The owner shall submit to the City a building permit application and plans to the satisfaction of the Chief Building Official; and,

b. That the Nickel District Conservation Authority shall issue a permit pursuant to Section 28 of the Conservation Authorities Act.

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

a. Any necessary site-specific relief identified in the review of the required building permit application related to required landscaping and parking provisions of the City's Zoning By-law be provided for accordingly.

3. That conditional approval shall lapse on September 28, 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: (3): Councillor Kirwan, Councillor Leduc, and Councillor Landry-Altmann

Absent (2): Councillor McCausland, and Councillor Lapierre

**CARRIED (3 to 0)**

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

## **7. Referred & Deferred Matters**

### **7.1 Lapointe Street, Sudbury**

This Public Hearing was a continuation from the meeting of July 12, 2021.

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

Mauro Manzon, Senior Planner, outlined the report.

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

The Planning Department responded to questions from the Committee members.

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.

#### Rules of Procedure

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

The following resolution was presented:

#### **PL2021-140**

Moved By Councillor Leduc

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury approves the application by Lacroix Construction Co (Sudbury) Limited to amend Zoning By-law 2010-100Z by changing the zoning classification from "M3", Heavy Industrial and "FD", Future Development to "M3 Special", Heavy Industrial Special on lands described as PIN 73568-0019, Parcel 46128 S.E.S., Lots 34 to 43, Plan M-439 & Part of PIN 73568-0040, Part of Parcel 38729 S.E.S., in Lot 9, Concession 5, Township of Neelon, as outlined in the report entitled "Lapointe Street, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on July 12, 2021 and September 27, 2021, subject to the following conditions:

1. That prior to the adoption of the amending by-law, the owner shall address the following conditions:
  - i. Submit a final plan of survey outlining the lands to be rezoned in order to enact the amending by-law;
  - ii. Satisfy any outstanding requirements of the site alteration permit application to the satisfaction of the Chief Building Official;
  - iii. Enter into a Development Servicing agreement with the City addressing the extension of Lapointe Street in order to provide public road frontage for the subject lands, including the extension of municipal sewer and water services and the installation of a turnaround, to the satisfaction of the General Manager of Growth and Infrastructure;
  - iv. Enter into a Future Road Dedication agreement with the City to dedicate on demand the future road allowance extending from Lapointe Street to the southerly limit of PIN 73568-0040 to the satisfaction of the General Manager of Growth and Infrastructure;
  - v. Obtain any necessary approvals from the Ministry of the Environment, Conservation and Parks (MECP) concerning the reprocessing, sorting and storage of road reconstruction waste; or alternatively, confirmation from MECP that an Environmental

Compliance Approval (ECA) is not required to the satisfaction of the Director of Planning Services; and,

- vi. That the encroachment of the contractor's yard onto City land is addressed to the satisfaction of the Director of Planning Services;
2. That the amending by-law includes the following site-specific provisions:
- i. In addition to the uses permitted in the M3 zone, the reprocessing, sorting and storage of road reconstruction waste shall be permitted; and,
  - ii. Shipping containers shall be permitted as an accessory use to a contractor's yard.
3. Conditional approval shall lapse on July 14, 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: (1): Councillor Landry-Altmann

NAYS: (2): Councillor Kirwan, and Councillor Leduc

Absent (2): Councillor McCausland, and Councillor Lapierre

#### **DEFEATED (1 to 2)**

#### Recess

At 1:50 p.m., the Committee recessed.

#### Reconvene

At 1:56 p.m., the Committee reconvened.

The following alternate resolution was presented:

#### **PL2021-141**

Moved By Councillor Leduc

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury approves the application by Lacroix Construction Co (Sudbury) Limited to amend Zoning By-law 2010-100Z by changing the zoning classification from "M3", Heavy Industrial and "FD", Future Development to "HM3 Special", Holding Heavy Industrial Special on lands described as PIN 73568-0019, Parcel 46128 S.E.S., Lots 34 to 43, Plan M-439 & Part of PIN 73568-0040, Part of Parcel 38729 S.E.S., in Lot 9, Concession 5, Township of Neelon, as outlined in the report entitled "Lapointe Street, Sudbury" from the General Manager of Growth and

Infrastructure, presented at the Planning Committee meetings on July 12, 2021 and September 27, 2021, subject to the following conditions:

1. That prior to the adoption of the amending by-law, the owner shall address the following conditions:

i) Submit a final plan of survey outlining the lands to be rezoned in order to enact the amending by-law;

ii) Satisfy any outstanding requirements of the site alteration permit application to the satisfaction of the Chief Building Official;

iii) Obtain any necessary approvals from the Ministry of the Environment, Conservation and Parks (MECP) concerning the reprocessing, sorting and storage of road reconstruction waste; or alternatively, confirmation from MECP that an Environmental Compliance Approval (ECA) is not required to the satisfaction of the Director of Planning Services; and,

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

i) In addition to the uses permitted in the M3 zone, the reprocessing, sorting and storage of road reconstruction waste shall be permitted;

ii) Shipping containers shall be permitted as an accessory use to a contractor's yard; and,

iii) A Holding symbol which shall not be removed by the Council of the City of Greater Sudbury until the following conditions have been addressed by the owner to the satisfaction of the General Manager of Growth and Infrastructure:

a) Enter into a Development Servicing agreement with the City addressing the extension of Lapointe Street in order to provide public road frontage for the subject lands, including the extension of municipal sewer and water services and the installation of a turnaround; and,

b) Enter into a Future Road Dedication agreement with the City to dedicate on demand the future road allowance extending from Lapointe Street to the southerly limit of PIN 73568-0040.

Until such time as the H symbol has been removed, the only permitted uses shall be a contractor's yard, the reprocessing, sorting and storage of road reconstruction waste and related accessory uses including shipping containers, provided that no building or structure requiring a building permit is erected with any such use.

3. Conditional approval shall lapse on October 12, 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: (3): Councillor Kirwan, Councillor Leduc, and Councillor Landry-Altmann

Absent (2): Councillor McCausland, and Councillor Lapierre

**CARRIED (3 to 0)**

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

## **5. Consent Agenda**

The following resolution was presented:

**PL2021-142**

Moved By Councillor Landry-Altmann

Seconded By Councillor Leduc

THAT the City of Greater Sudbury approves Consent Agenda item 5.1.1.

**CARRIED**

The following is the Consent Agenda item:

### **5.1 Routine Management Reports**

#### **5.1.1 11 Elm Street, Coniston**

**PL2021-143**

Moved By Councillor Landry-Altmann

Seconded By Councillor Leduc

THAT the City of Greater Sudbury approves the application by Coniston Non-Profit Seniors Housing Corporation to amend Zoning By-law 2010-100Z by changing the zoning classification on the subject lands from "H44R3-1(27)", Holding – Medium Density Residential Special to "R3-1(27)", Medium Density Residential Special on those lands described as PIN 73560-1293, Parts 3-8, Plan 53R-20805, Part of Lot 4, Concessions 3 & 4, Township of Neelon, Coniston, City of Greater Sudbury, as outlined in the report entitled "11 Elm Street, Coniston", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 27, 2021.

**CARRIED**

## **6. Managers' Reports**

### **6.1 Removal of Flood Plain Designation – Dominion Drive**

The following resolution was presented:

#### **PL2021-144**

Moved By Councillor Kirwan

Seconded By Councillor Leduc

THAT the City of Greater Sudbury directs staff to initiate an amendment to the Official Plan to reflect the revised Flood Plain adjacent to the Paquette-Whitson Municipal Drain once this project has been finalized and Conservation Sudbury has approved the revised delineation of the flood plain, as outlined in the report entitled, "Removal of Flood Plain Designation – Dominion Drive", from the General Manager of Growth and Infrastructure presented at the Planning Committee meeting on September 27, 2021.

Rules of Procedure

A Recorded Vote was held:

YEAS: (3): Councillor Kirwan, Councillor Leduc, and Councillor Landry-Altmann

Absent (2): Councillor McCausland, and Councillor Lapierre

**CARRIED (3 to 0)**

## **8. Members' Motions**

No Motions were presented.

## **9. Addendum**

No Addendum was presented.

## **10. Civic Petitions**

No Petitions were submitted.

## **11. Question Period**

No Questions were asked.

## **12. Adjournment**

Councillor Kirwan moved to adjourn this meeting. Time: 2:16 p.m.

**CARRIED**