

# **Minutes**

## **For the Planning Committee Meeting**

October 13, 2021  
Tom Davies Square

Present (Mayor and Councillors)	Councillor McCausland, Councillor Kirwan, Councillor Lapierre, Councillor Leduc
Absent	Councillor Landry-Altmann
City Officials	Kris Longston, Director of Planning Services, Robert Webb, Supervisor of Development Engineering, Glen Ferguson, Senior Planner, Mauro Manzon, Senior Planner, Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk, Vickie Hartley, 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 1:00 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 0 Remington Road, 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.

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.

Rules of Procedure

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

The following resolution was presented:

**PL2021-145**

Moved By Councillor Leduc

Seconded By Councillor McCausland

Resolution for File # 751-6/21-14:

THAT the City of Greater Sudbury approves the application by Dalron Construction Ltd. to amend Zoning By-law 2010-100Z by changing the zoning classification on a portion of the subject lands from “M2”, Light Industrial to “M1”, Mixed Light Industrial/Service Commercial on those lands described as Part of PIN 73478-1049, Lot 4, Concession 6, Township of Broder, as outlined in the report entitled “0 Remington Road, Sudbury”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on October 13, 2021, subject to the following conditions:

1. That prior to the enactment of an amending zoning by-law the owner shall submit a registered survey plan describing the lands to be rezoned to the satisfaction of the Director of Planning Services; and,
2. That conditional approval shall lapse on October 26, 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 Kirwan, Councillor Lapierre, and Councillor Leduc

Absent (1): Councillor Landry-Altmann

**CARRIED (4 to 0)**

Rules of Procedure

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

The following resolution was presented:

**PL2021-146**

Moved By Councillor McCausland

Seconded By Councillor Lapierre

Resolution for File # 751-6/21-15:

THAT the City of Greater Sudbury approves the application by Dalron Construction Ltd. to amend Zoning By-law 2010-100Z by changing the zoning classification on a portion of the subject lands from “M2”, Light Industrial to “M1”, Mixed Light Industrial/Service Commercial on those lands described as Part of PIN 73478-1049, Lot 4, Concession 6, Township of Broder, as outlined in the report entitled “0 Remington Road, Sudbury”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of October 13, 2021, subject to the following conditions:

1. That prior to the enactment of an amending zoning by-law:
  - a. The owner shall submit a registered survey plan describing the lands to be rezoned to the satisfaction of the Director of Planning Services; and,
  - b. The owner shall have applied to amend the existing site plan control agreement applicable to the benefitting lands and have entered into an amended site plan control agreement that has been registered on-title to the satisfaction of the Director of Planning Services.
2. That conditional approval shall lapse on October 26, 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 Kirwan, Councillor Lapierre, and Councillor Leduc

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.

**4.2 4045 Elmview Drive, 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.

#### Rules of Procedure

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

The following resolution was presented:

#### **PL2021-147**

Moved By Councillor Lapierre

Seconded By Councillor McCausland

THAT the City of Greater Sudbury approves the application by Blanchette Hardware Ltd. to amend Zoning By-law 2010-100Z by changing the zoning classification on the subject lands from "C1(24)", Local Commercial Special to "R3(S)", Medium Density Residential Special on those lands described as PIN 73504-1515, Parcel 37449, Lot 290, Plan M-641, Lot 5, Concession 2, Township of Hanmer, as outlined in the report entitled "4045 Elmview Drive, Hanmer", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on October 13, 2021 subject to the following conditions:

1. That prior to the enactment of an amending zoning by-law:

- a) The owner shall apply for all required building permits to the satisfaction of the Chief Building Official;
- b) The owner shall relocate the existing refuse storage area situated in the front yard to a location in compliance with the City's Zoning By-law to the satisfaction of the Director of Planning Services; and,
- c) The owner shall remove the existing accessory structures in the westerly interior side yard and restore the planting strip in this location to the satisfaction of the Director of Planning Services.

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

- a) That the only permitted use on the subject lands be a multiple dwelling containing a maximum of four residential dwelling units;
- b) That a minimum rear yard of 7.5 metres be required; and,
- c) That a planting strip along the northerly lot line having a minimum width of 0 metres together with an opaque fence having a minimum height of 1.5 metres be required.

3. That the existing site plan control agreement applicable to the lands shall be discharged from title once the amending zoning by-law is enacted and is final and binding to the satisfaction of the City Solicitor and the Director of Planning Services; and,

4. That conditional approval shall lapse on October 26, 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 Kirwan, Councillor Lapierre, and Councillor Leduc

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.

## **5. Consent Agenda**

The following resolution was presented:

**PL2021-148**

Moved By Councillor Leduc

Seconded By Councillor McCausland

THAT the City of Greater Sudbury approves Consent Agenda items 5.1.1 to 5.1.3.

**CARRIED**

The following are the Consent Agenda items:

### **5.1 Routine Management Reports**

#### **5.1.1 2309 Regent Street, Sudbury**

**PL2021-149**

Moved By Councillor Leduc

Seconded By Councillor McCausland

THAT the City of Greater Sudbury directs the City's Designated Municipal Officer to indicate a position of concurrence to Innovation, Science and Economic Development Canada with respect to the proposed radio-communication and broadcasting antenna system that is to be located on those lands known and described as Parcel 44969A, Parts 4 to 11, Plan 53R-15892, Concession 6, Lot 5, Township of Broder, as outlined in the report entitled "2309 Regent Street, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on October 13, 2021.

**CARRIED**

**5.1.2 Unopened Road Allowance West of Falconbridge Road, Sudbury – Road Closure and Declaration of Surplus Land**

**PL2021-150**

Moved By Councillor Leduc

Seconded By Councillor McCausland

THAT the City of Greater Sudbury close by by-law and declares surplus to the City's needs the unopened road allowance west of Falconbridge Road, Sudbury, legally described as PINs 73569-0002(LT), 73569-0003(LT) and 73569-0184(LT), part of Lot 10, Concession 5, Township of Neelon;

AND THAT the land be offered for sale to the abutting owner to the north, pursuant to the procedures governing the sale of limited marketability surplus land in accordance with Property By-law 2008-174, as outlined in the report entitled "Unopened Road Allowance West of Falconbridge Road, Sudbury - Road Closure and Declaration of Surplus Land", from the General Manager of Corporate Services, presented at the Planning Committee meeting on October 13, 2021.

**CARRIED**

**5.1.3 Unopened Roads, Lanes and Vacant Land, Kitchener Avenue, Sudbury – Road Closure and Declaration of Surplus Land**

**PL2021-151**

Moved By Councillor Leduc

Seconded By Councillor McCausland

THAT the City of Greater Sudbury close by by-law and declares surplus to the City's needs the various unopened roads, lanes and vacant land in part of Lot 4, Concession 4, Township of Mckim, as identified in Schedule 'A' to this report;

AND THAT the land be marketed for sale to the general public, pursuant to the procedures governing the sale of full marketability surplus land in accordance with Property By-law 2008-174, as outlined in the report entitled “Unopened Roads, Lanes and Vacant Land, Kitchener Avenue, Sudbury – Road Closure and Declaration of Surplus Land”, from the General Manager of Corporate Services, presented at the Planning Committee meeting on October 13, 2021.

**CARRIED**

**6. Referred & Deferred Matters**

**6.1 South Bay Road, Sudbury**

The following resolution was presented:

**PL2021-152**

Moved By Councillor McCausland

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury approves the application by Dalron Construction Limited to amend the City of Greater Sudbury Official Plan to provide a site-specific exception to the lot creation policies of Section 20.5: South Peninsula of the Ramsey Lake Policy Area in order to remove a deeming by-law and permit three (3) single detached dwellings on lands described as Part of PINs 73592-0053 & 73592-0403, Lots 63, 64, 203 & 204, Plan M-423 in Lot 2, Concession 2, Township of McKim, as outlined in the report entitled “South Bay Road, Sudbury”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 13, 2021, subject to the following conditions:

1. That prior to the adoption of the Official Plan Amendment, the owner shall submit a hydrogeological assessment for the subject lots to the satisfaction of the Director of Planning Services;

2. That the following site-specific provisions be incorporated into the proposed Official Plan Amendment:

a) Lots 63 and 64, Plan M-423 shall be consolidated to form one (1) lot, which shall proceed by way of the consent process. The standard conditions of consent approval shall be applied.

b) Prior to rescinding the deeming by-law on Lots 203 and 204, Plan M-423, the following conditions shall be addressed to the satisfaction of the Director of Planning Services:

i) That the owner provides comments from Public Health Sudbury & Districts stating that

the subject lots are capable of supporting a subsurface sewage disposal system;

ii) That the owner proves to the satisfaction of the General Manager of Growth and

Infrastructure that an adequate quantity of potable water is available and, if water can

only be made potable by treatment, an agreement must be entered into with the City;

iii) That the owner provides a lot grading plan for each lot to the satisfaction of the Director

of Planning Services. The owner shall also be responsible for the construction of any

drainage outlet that may be required, the legal costs of preparing and registering the

associated lot grading agreement, and survey costs; and,

iv) That the owner apply for and receive a driveway entrance permit for the proposed lots

to the satisfaction of the General Manager of Growth and Infrastructure.

3. 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: (4): Councillor McCausland, Councillor Kirwan, Councillor Lapierre, and Councillor Leduc

Absent (1): Councillor Landry-Altmann

**CARRIED (4 to 0)**

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

**7. Members' Motions**

No Motions were presented.

**8. Addendum**

No Addendum was presented.

**9. Civic Petitions**

No Petitions were submitted.



**10. Question Period**

No Questions were asked.

**11. Adjournment**

Councillor Kirwan moved to adjourn the meeting. Time: 1:46 p.m.

**CARRIED**