

Minutes

For the Planning Committee Meeting

March 7, 2022
Tom Davies Square

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

Absent Councillor Lapierre

City Officials Kris Longston, Director of Planning Services, Alex Singbush, Manager of Development Approvals, Robert Webb, Supervisor of Development Engineering, Glen Ferguson, Senior Planner, Melissa Riou, Senior Planner, Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk, Clayton Drake, Clerk's Services Assistant, Lisa Locken, Clerk's Services Assistant

Councillor Kirwan, In the Chair

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 47 Caruso Street, Coniston

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

Peter and Amanda Mihaichuk, the applicants, were present.

Glen Ferguson, Senior Planner, outlined the report.

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:

PL2022-29

Moved By Councillor Leduc

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury approves the application by Peter & Amanda Mihaichuk to amend Zoning By-law 2010-100Z by changing the zoning classification of the subject lands from “R1-5(7)”, Low Density Residential One Special to an amended “R1-5(7)”, Low Density Residential One Special on those property described as PIN 73560-1004, Lots 119 to 121, Plan M-87, Parcel 11094 SES, Lot 4, Concession 3, Township of Neelon, as outlined in the report entitled “47 Caruso Street, Coniston”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on March 7, 2022, subject to the following conditions:

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

- a) The owners shall apply for all required building permits to the satisfaction of the Chief Building Official;
- b) The owners shall apply for and receive final approval for an encroachment agreement permitting the existing building to project into the Caruso Street right-of-way to the satisfaction of the Director of Engineering Services; and,
- c) The owners shall have installed a minimum of three bicycle parking spaces on the lands in a location providing convenient access to main entrances or well-used areas on the lands to the satisfaction of the Director of Planning Services.

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

- a) That an audio/visual studio and a commercial recreation centre be the only permitted uses on the lands;
- b) That a minimum of seventeen parking spaces including one accessible parking space be required;

c) That a minimum parking aisle width of 5 m (16.40 ft) for the parking area situated in the westerly interior side yard be required; and,

d) That no loading space be required.

3. That conditional approval shall lapse on March 22, 2024 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)

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

4.2 555 Barry Downe Road, Sudbury

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

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

Glen Ferguson, Senior Planner, outlined the report.

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:

PL2022-30

Moved By Councillor Leduc

Seconded By Councillor McCausland

THAT the City of Greater Sudbury approves the application by MMR Group Holdings Ltd. to amend Zoning By-law 2010-100Z by changing the

zoning classification on a portion of the subject lands from “C2”, General Commercial to “M1-1(1)”, Business Industrial Special on those lands described as Part of PIN 02132-1408, Parcel 41638, Part of Block W, Plan M-1015, Part 1, Plan 53R-21602, Lot 1, Concession 5, Township of McKim, as outlined in the report entitled “555 Barry Downe Road, Sudbury”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on March 7, 2022.

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.

4.3 1251 Falconbridge Road, Sudbury

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

Leo Chaloux, agent for the applicant was present.

Alex Singbush, Manager of Development Approvals, outlined the report.

The agent for the applicant provided comments to 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:

PL2022-31

Moved By Councillor McCausland

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury approves the application by 823680 Ontario Inc. to amend Zoning By-law 2010-100Z by changing the zoning classification from "R1-5", Low Density Residential One to "R3(S)", Medium Density Residential Special on lands described as PIN 73565-0739, Parcel 16538, Lot 22, Plan M-236, Lot 10, Concession 6, Township of Neelon, as outlined in the report entitled "1251 Falconbridge Road, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on March 7, 2022, subject to the following conditions:

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

(a) parking shall be permitted in the required front yard;

(b) a rear yard setback of 5.12 m shall be permitted where 7.5 m is required;

(c) a maximum fence height of 1.5 m shall be permitted in the front yard along the easterly and westerly lot lines to within 6 m of the front lot line, where a maximum height of 1 m is permitted.

Rules of Procedure

Councillor McCausland presented the following amendment:

PL2022-31-A1

Moved By Councillor McCausland

Seconded By Councillor Landry-Altmann

Amendment

THAT the Resolution be amended by adding the following site-specific provision:

" (d) a minimum lot depth of 40 m shall be permitted."

CARRIED

Rules of Procedure

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

The resolution as amended was presented:

PL2022-31

Moved By Councillor McCausland

Seconded By Councillor Landry-Altmann

As Amended

THAT the City of Greater Sudbury approves the application by 823680 Ontario Inc. to amend Zoning By-law 2010-100Z by changing the zoning classification from “R1-5”, Low Density Residential One to “R3(S)”, Medium Density Residential Special on lands described as PIN 73565-0739, Parcel 16538, Lot 22, Plan M-236, Lot 10, Concession 6, Township of Neelon, as outlined in the report entitled “1251 Falconbridge Road, Sudbury”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on March 7, 2022, subject to the following conditions:

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

- (a) parking shall be permitted in the required front yard;
- (b) a rear yard setback of 5.12 m shall be permitted where 7.5 m is required;
- (c) a maximum fence height of 1.5 m shall be permitted in the front yard along the easterly and westerly lot lines to within 6 m of the front lot line, where a maximum height of 1 m is permitted.
- (d) a minimum lot depth of 40 m shall be permitted.

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.

5. Consent Agenda

The following resolution was presented:

PL2022-32

Moved By Councillor Landry-Altmann

Seconded By Councillor McCausland

THAT the City of Greater Sudbury approves Consent Agenda items 5.1.1 to 5.1.2.

CARRIED

The following are the Consent Agenda Items:

5.1 Routine Management Reports

5.1.1 Algonquin Road, Sudbury

PL2022-33

Moved By Councillor Landry-Altmann

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 subdivision on lands described as Part of PIN 73478-0809, Part of Parcel 11257 S.E.S., Parts 1-3, Plan 53R-19865 in Lot 3, Concession 5, Township of Broder City of Greater Sudbury, File 780-6/12004, as outlined in the report entitled "Algonquin Road, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on March 7, 2022, upon payment of Council's processing fee in the amount of \$3,032.50, as follows:

- a. By amending the draft plan lapsing date in Condition #10 to December 23, 2024;
- b. By amending Condition #21 by adding Nickel District Conservation Authority as a reviewing body;
- c. By deleting Condition #41 and replacing it with the following:

"A stormwater management report and associated plans must be submitted by the Owner's Consulting Engineer for approval by the City. The report must address the following requirements:

- a. The underground storm sewer system within the plan of subdivision must be designed to accommodate and/or convey the minor storm flow, that is, the rainfall runoff resulting from the subject site and any external tributary areas using the City's 2-year design storm. Any resulting post-development runoff in excess of the 2-year design storm must be conveyed through the overland flow system within the City's right-of-way.
- b. "Enhanced" level must be used for the design of stormwater quality controls as defined by the Ministry of the Environment, Conservation and Parks.
- c. The drainage catchment boundary including external tributary catchments and their respective area must be clearly indicated with any stormwater management plan.
- d. The final grading of the lands shall be such that the surface water originating on or tributary to the said lands, including roof water from buildings and surface water from paved areas, will be

discharged in a manner satisfactory to the General Manager of Growth and Infrastructure.

e. Minor storm drainage from the plan of subdivision shall not be drained overland onto adjacent properties.

f. Existing drainage patterns on adjacent properties shall not be altered unless explicit permission is granted.

g. The owner is required to provide a cash contribution in lieu of on-site stormwater quantity controls and for stormwater improvements within the watershed as outlined in the Algonquin Road Watershed Stormwater Management Study.

The owner shall be responsible for the design and construction of any required stormwater management works to the satisfaction of the General Manager of Growth and Infrastructure as part of the servicing plans for the subdivision and the owner shall dedicate the lands for stormwater management works as a condition of this development.”

d) By adding the following as Condition #43:

“The applicant/owner shall demonstrate, to the satisfaction of Conservation Sudbury, that each lot has sufficient area outside of the regulatory flood plain to accommodate the proposed dwelling(s) and any required infrastructure.”

e) By adding the following as Condition #44:

“The applicant/owner shall demonstrate, to the satisfaction of Conservation Sudbury, that each lot has safe access/egress.”

f) By adding the following as Condition #45:

“The applicant/owner shall provide, to the satisfaction of Conservation Sudbury, a cut/fill plan. The plan must be authored, signed, and sealed by a qualified professional licensed in the Province of Ontario. Please contact Conservation Sudbury to discuss the requirements of a cut/fill plan.”

g) By adding the following as Condition #46:

“The applicant/owner shall provide, to the satisfaction of Conservation Sudbury, details of the realignment of the watercourse. In addition to the realignment details, the applicant/owner must demonstrate:

a. The channel capacity is equal in the realigned channel to the existing channel;

b. The extent of the erosion hazard; and,

c. The details of any crossings.”

h) By adding the following as Condition #47:

“The applicant/owner shall provide, to the satisfaction of Conservation Sudbury, a stormwater

management plan. The plan must demonstrate that the control of the post-development Regional or 100-year design storm peak flow rate (whichever is larger) to pre-development levels prior to discharge into a surface waterbody.”

i) By adding the following as an information note to be included at the end of the draft conditions:

“Please be advised that the Nickel District Conservation Authority regulates the hazards associated with natural features and uses the attached mapping as a tool to identify those hazards for the public. Although the Nickel District Conservation Authority makes every effort to ensure accurate mapping, regulated natural hazards may exist on-site that have not yet been identified. Should a regulated natural hazard be discovered as the site is developed, the applicant must halt works immediately and contact Conservation Sudbury directly at 705.674.5249. Regulated natural hazards include floodplains, watercourses, shorelines, wetlands, valley slopes.”

CARRIED

5.1.2 Notre Dame Avenue, Sudbury

PL2022-34

Moved By Councillor Landry-Altmann

Seconded By Councillor McCausland

THAT the City of Greater Sudbury declares surplus to the City’s needs the vacant land west of Notre Dame Avenue, Sudbury, legally described as part of PIN 02245-0319 (LT), part of Lot 5, Concession 5, Township of McKim;

AND THAT the land be offered for sale to the abutting owner to the south, 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 “Notre Dame Avenue, Sudbury”, from the General Manager of Corporate Services, presented at the Planning Committee meeting on March 7, 2022.

CARRIED

6. Members' Motions

No Motions were presented.

7. Correspondence for Information Only

7.1 Bill 13 and Bill 276 Update

For Information Only

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: 1:40 p.m.

CARRIED