

**Minutes**  
**For the Planning Committee Meeting**

May 9, 2022  
Tom Davies Square

Present (Mayor and Councillors)	Councillor Lapierre, Councillor Leduc, Councillor Landry-Altman, Councillor Kirwan
Absent	Councillor McCausland
City Officials	Kris Longston, Director of Planning Services, Alex Singbush, Manager of Development Approvals, Meredith Armstrong, Director of Economic Development, Stefany Mussen, Manager of Corporate Security and By-Law Services, Robert Webb, Supervisor of Development Engineering, Ed Landry, Senior Planner, Community & Strategic Planning, Glen Ferguson, Senior Planner, Melissa Riou, Senior Planner, Jonathan Clark, Subdivision/Site Plan Control Engineer, Christine Hodgins, Deputy City Clerk, Vickie Hartley, Clerk's Services Assistant, Clayton Drake, Clerk's Services Assistant

**Councillor Kirwan, In the Chair**

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- 1. Call to Order**  
The meeting commenced at 1:01 p.m.
- 2. Roll Call**
- 3. Closed Session**  
The Planning Committee did not meet in Closed Session due to technical difficulties and the matter as listed on the open agenda will be considered during the next closed session.
- 4. Recess**
- 5. Open Session**  
At 1:01 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. Matters Arising from the Closed Session**

Chair Kirwan reported that the Committee did not meet in Closed Session due to technical difficulties and the matter as listed on the agenda will be considered during the next Closed Session.

**9. Consent Agenda**

The following are the Consent Agenda items:

**PL2022-56**

Moved By Councillor Lapierre  
Seconded By Councillor Leduc

THAT the City of Greater Sudbury approves Consent Agenda items 9.1.1 to 9.1.3.

**CARRIED**

**9.1 Routine Management Reports**

**9.1.1 Pondsview Subdivision, Sudbury**

**PL2022-57**

Moved By Councillor Lapierre  
Seconded By Councillor Leduc

THAT the City of Greater Sudbury's delegated official be directed to amend the conditions of draft approval for a plan of subdivision on those lands described as Part of Parcels 48646, 50208 & 49504, Parts 1-19, Plan 53R-14976, Lots 4 & 5, Concession 6, Township of Broder, File # 780-6/93009, as outlined in the report entitled "Pondsview Subdivision, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning meeting on May 9, 2022, as follows:

1. By deleting Condition #9 and replacing it with the following:  
"9. That 5% of the land, or alternatively 5% of the cash value of the land, included in the plan of subdivision be deeded or provided to the City for parks purposes in accordance with Section 51.1 of the Planning Act to the satisfaction of the Director of Leisure Services and the City Solicitor.";
2. By deleting the words "Director of Building Services" in Condition #11;
3. By deleting Condition #24 and replacing it with the following:

“24. That prior to the signing of the final plan the Planning Services Division is to be advised by the City Solicitor that Conditions #2, #5, #6, #7, #8, #9, #10, #14, #17, #22 and #30 have been complied with to their satisfaction.”;

4. By deleting Condition #28 and replacing it with the following:

“28. That this draft approval shall lapse on April 16, 2025.”;

5. By deleting the words “Union Gas” and replacing them with “Enbridge Gas” in Condition #33;

6. By deleting Condition #44 and replacing it with the following:

“44. That all streets will be constructed to an urban standard including curb/gutter and a sidewalk on the east side of the cul-de-sac which connects to the pedestrian pathway on Block 21.”; and,

7. By deleting Condition #46 and replacing it with the following:

“46. Streetlights for this subdivision will be designed and constructed by Greater Sudbury Hydro Plus Inc. including streetlights for the pedestrian pathway on Block 21 at the cost of the owner.”

**CARRIED**

### **9.1.2 Vintage Green Subdivision, Sudbury**

**PL2022-58**

Moved By Councillor Lapierre

Seconded By Councillor Leduc

THAT the City of Greater Sudbury’s delegated official be directed to amend the conditions of draft approval for a plan of subdivision on those lands described as Parcels 50561 & 50562, Part of Lot 5, Concession 5, Township of Broder, File # 780-6/01002, as outlined in the report entitled “Vintage Green Subdivision, Sudbury”, from the General Manager of Growth and Infrastructure, presented at the meeting on May 9, 2022, as follows:

1. By deleting Condition #4 entirely;

2. By deleting Condition #7 and replacing it with the following:

“7. That the owner agrees in writing to satisfy all the requirements, financial and otherwise, of the City of Greater Sudbury, concerning the provision of roads, walkways, street lighting, sanitary sewers, watermains, storm sewers and surface drainage facilities.”;

3. By adding the word “Services” after the word “Leisure” in Condition #8;

4. By deleting the words “General Manager of Public Works” and replacing them with “General Manager of Growth and Infrastructure” in Conditions #9, #11, #13 and #20;

5. By adding the following sentence at the end of Condition #11:

“A lot grading agreement, if required, shall be registered on title to the satisfaction of the Director of Planning Services and the City Solicitor. The owner shall be responsible for the legal costs of preparing and registering any required lot grading agreement.”;

6. By deleting Condition #15 and replacing it with the following:

“15. Provisions shall be established in the subdivision agreement which implement the recommendations of the Noise Impact Study (Vintage Green) prepared by HGC Engineering, dated January 4th, 2002 to the satisfaction of the City Solicitor and the Director of Planning Services. Should design modifications occur within the subdivision which in the opinion of the Director of Planning Services warrant a qualified engineers’ review of, and/or revisions to, the noise impact study said measures shall be undertaken prior to the signing of the final plan. A sound caution agreement, if required, shall be registered on-title to the satisfaction of the Chief Building Official and City Solicitor.”;

7. By deleting Condition #16 and replacing it with the following:

“16. The final plan shall be integrated with the City of Greater Sudbury Control Network to the satisfaction of the Coordinator of the Surveying and Mapping Services. The survey shall be referenced to NAD83(CSRS) with grid coordinates expressed in UTM Zone 17 projection and connected to two (2) nearby City of Greater Sudbury Control Network monuments. The survey plan must be submitted in an AutoCAD compatible digital format. The submission shall be the final plan in content, form and format and properly geo-referenced.”;

8. By deleting Condition #19 and replacing it with the following:

“19. That this draft approval shall lapse on May 2, 2025.”;

9. By deleting Condition #22 and replacing it with the following:

“22. That prior to the signing of the final plan, the Planning Services Division is to be advised by the City Solicitor that Conditions #3, #5, #6, #7, #8, #15, #17 and #28 have been complied with to the satisfaction of the City Solicitor.”;

10. By deleting Condition #23 and replacing it with the following:

“23. Final approval for registration may be issued in phases to the satisfaction of the Director of Planning Services, provided that:

- i. Phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure and other essential services; and,
- ii. All agencies agree to registration by phases and provide clearances, as required, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.”;

11. By adding a new Condition #25 as follows:

“25. Prior to the submission of servicing plans, the owner shall, to the satisfaction of the Director of Planning Services, provide an updated geotechnical report prepared, signed, sealed, and dated by a geotechnical engineer licensed in the Province of Ontario. Said report shall, as a minimum, provide factual information on the soils and groundwater conditions within the proposed development. The geotechnical report must demonstrate that the subdivision complies with “On-Site and Excess Soil Management” requirements applicable under Ontario Regulation 406/2019 to the satisfaction of the Chief Building Official. Also, the report should include design information and recommend construction procedures for storm and sanitary sewers, stormwater management facilities, watermains, roads to a 20 year design life, the mass filling of land, surface drainage works, erosion control, slope stability, slope treatment and building foundations. The geotechnical information on building foundations shall be to the satisfaction of the Chief Building Official and Director of Planning Services. A soils caution agreement, if required, shall be registered on title to the satisfaction of the Chief Building Official and City Solicitor.”;

12. By adding a new Condition #26 as follows:

“26. Should blasting be required, the following conditions would be imposed:

- a. The developer will be required to provide a geotechnical report on how the work related to blasting shall be undertaken safely to protect adjoining structures and other infrastructure. The geotechnical report shall be undertaken by a blasting consultant defined as a professional engineer licensed in the Province of Ontario with a minimum of five (5) years experience related to blasting;
- b. The blasting consultant shall be retained by the developer and shall be independent of the contractor and any subcontractor doing blasting work. The blasting consultant shall be required to complete specified monitoring recommended in his report of vibration levels and provide a report detailing those recorded

vibration levels. Copies of the recorded ground vibration documents shall be provided to the contractor and contract administration weekly or upon request for this specific project;

- c. The geotechnical report will provide recommendations and specifications on the following activity as a minimum but not limited to:
  - i. Pre-blast survey of surface structures and infrastructure within affected area;
  - ii. Trial blast activities;
  - iii. Procedures during blasting;
  - iv. Procedures for addressing blasting damage complaints;
  - v. Blast notification mechanism to adjoining residences; and,
  - vi. Structural stability of exposed rock faces.
- d. The geotechnical report shall be submitted for review to the satisfaction of the Chief Building Official prior to the commencement of any removal of rock by blasting; and,
- e. Should the developer's schedule require to commence blasting and rock removal prior to the building permit being issued, a site alteration permit shall be required under the City of Greater Sudbury's By-law #2009-170 and shall require a similar geotechnical report as a minimum prior to its issuance.”;

13.By adding a new Condition #27 as follows:

“27.That the subdivision agreement contains provisions whereby the owner agrees that all the requirements of the subdivision agreement including installation of required services be completed within 3 years after registration.”;

14.By adding a new Condition #28 as follows:

“28.That in accordance with Section 59(4) of the Development Charges Act, a notice agreement shall be registered on title to ensure that persons who first purchase the subdivided land after registration of the plan of subdivision are informed, at the time the land is transferred, of all development charges related to development.”;

15.By adding a new Condition #29 as follows:

“29.The owner shall provide proof of sufficient fire flow in conjunction with the submission of construction drawings for each phase of construction. All costs associated with upgrading the

existing distribution system to service this subdivision will be borne totally by the owner.”; and,

16.By adding a new Condition #30 as follows:

“30.The owner shall provide proof of sufficient sanitary sewer capacity in conjunction with the submission of construction drawings for each phase of construction. All costs associated with upgrades to the downstream works required to service this subdivision will be borne totally by the owner.”

**CARRIED**

### **9.1.3 Tuddenham Avenue, Sudbury**

**PL2022-59**

Moved By Councillor Lapierre

Seconded By Councillor Leduc

THAT the City of Greater Sudbury close by by-law and declare surplus to the City’s needs part of unopened Tuddenham Avenue, Sudbury, legally described as part of PIN 73588-0785(LT), Tuddenham Avenue, Plan M-128, City of Greater Sudbury;

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 "Tuddenham Avenue, Sudbury", from the General Manager of Corporate Services, presented at the Planning Committee meeting on May 9, 2022.

**CARRIED**

## **10. Members' Motions**

No Motions were presented.

## **11. Correspondence for Information Only**

### **11.1 Site Plan Control Guide Update 2021**

For Information Only.

### **11.2 Follow Up Report – Accessory Guest Room Accommodation**

For Information Only.

## **12. Addendum**

No Addendum was presented.

## **13. Civic Petitions**

No Petitions were submitted.

**14. Question Period**

No Questions were asked.

**15. Adjournment**

Councillor Kiwarn moved to adjourn the meeting. Time: 1:53 p.m.

**CARRIED**