

Minutes

For the Planning Committee Meeting

May 30, 2022
Tom Davies Square

Present (Mayor and Councillors)	Councillor McCausland, Councillor Kirwan, Councillor Landry-Altmann
Absent	Councillor Lapierre, Councillor Leduc
City Officials	Alex Singbush, Manager of Development Approvals, Kris Longston, Director of Planning Services, Glen Ferguson, Senior Planner, Robert Webb, Supervisor of Development Engineering, Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk, Anyse Vermette, Legislative Compliance Coordinator , Vickie Hartley, Clerk's Services Assistant, Franca Bortolussi, Administrative Assistant to the City Solicitor and Clerk

Councillor Kirwan, In the Chair

1. Call to Order

The meeting commenced at 11:02 p.m.

2. Roll Call

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

3. Closed Session

At 11:03 p.m., the Planning Committee moved into Closed Session.

The following resolution was presented:

PL2022-60

Moved By Councillor Leduc

Seconded By Councillor McCausland

THAT the City of Greater Sudbury moves to Closed Session to deal with six (6) Proposed or Pending Acquisition or Disposition of Land Matters regarding Big Nickel Mine Road, Sudbury; Shaughnessy Street, Sudbury; St. Charles Street, Sudbury; Serpentine Street, Copper Cliff; Alder Street, Sudbury; Gary Avenue, Sudbury in accordance with the Municipal Act, 2001, par.239(2)(c).

CARRIED

4. Recess

At 12:52 p.m., the Planning Committee recessed.

5. Open Session

At 1:21 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 0 McFarlane Lake Road, Sudbury

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

Tyler Christie, the applicant was present.

Glen Ferguson, Senior Planner, outlined the report.

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:

PL2022-61

Moved By Councillor McCausland

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury approves the application by Dr. Rebecca McClure Medicine Professional Corporation to amend Zoning By-law 2010-100Z for the City of Greater Sudbury by changing the zoning classification on a south-westerly portion of the subject lands from "RU", Rural to "SLS", Seasonal Limited Service on those lands described as Part of PIN 73477-0216, Parcel 9502, Part of Lot 2, Concession 3, Township of Broder, as outlined in the report entitled "0 McFarlane Lake Road, Sudbury", from the General Manager of Growth and Infrastructure,

presented at the Planning Committee meeting on May 30, 2022, 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 June 14, 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: (3): Councillor McCausland, Councillor Kirwan, and Councillor Landry-Altmann

Absent (2): Councillor Lapierre, and Councillor Leduc

CARRIED (3 to 0)

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

8.2 4622 and 4688 Long Lake Road, Sudbury

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

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.

The following resolution was presented:

PL2022-62

Moved By Councillor Landry-Altmann

Seconded By Councillor McCausland

THAT the City of Greater Sudbury approves the application by Mark & Karen Bennett and Talossteel (2007) Ltd. to amend Zoning By-law 2010-100Z for the City of Greater Sudbury by changing the zoning classification on two northerly portions of the subject lands from "R1-2", Low Density Residential One to "RU", Rural and from "RU", Rural to "R1-2", Low Density Residential One on those lands described as PINs 73476-0209 & 73476-0712, Parts 10 & 11, Plan 53R-5195 and Parts 3 & 4, Plan 53R-17969, Lot 5, Concession 3, Township of Broder, as outlined in the report entitled "4622 and 4688 Long Lake Road, Sudbury", from the General

Manager of Growth and Infrastructure, presented at the Planning Committee meeting on May 30, 2022, 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 June 14, 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: (3): Councillor McCausland, Councillor Kirwan, and Councillor Landry-Altmann

Absent (2): Councillor Lapierre, and Councillor Leduc

CARRIED (3 to 0)

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

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 six (6) Proposed or Pending Acquisition or Disposition of Land Matters regarding Big Nickel Mine Road, Sudbury; Shaughnessy Street, Sudbury; St. Charles Street, Sudbury; Serpentine Street, Copper Cliff; Alder Street, Sudbury; and Gary Avenue, Sudbury in accordance with the Municipal Act, 2001, par.239(2)(c).

The following resolution was presented:

PL2022- 63

Moved By Councillor Landry-Altmann

Seconded By Councillor McCausland

THAT the City of Greater Sudbury authorize the sale of part of Big Nickel Mine Road allowance, legally described as part of PIN 73600-0014(LT) and part of PIN 73600-0260(LT), Township of McKim;

AND THAT a by-law be presented authorizing the sale and the execution of the documents required to complete the real estate transaction;

AND THAT the net proceeds of the sale be credited to the Capital Financing Reserve Fund – General.

CARRIED

The following resolution was presented:

PL2022-64

Moved By Councillor McCausland

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury authorize the purchase of 203 Shaughnessy Street, Sudbury, legally described as PIN 73584-0233(LT), Lot 242, Plan 2SA, Township of McKim;

AND THAT the acquisition be funded from The Junction capital project fund;

AND THAT a by-law be prepared to authorize the purchase and execution of the documents required to complete the real estate transaction;

CARRIED

The following resolution was presented:

PL2022-65

Moved By Councillor McCausland

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury authorize the purchase and demolition of 241 St. Charles Street, Sudbury, legally described as PIN 02131-0045(LT), Lot 397, Plan 18SB, Township of McKim;

AND THAT the acquisition and demolition and all other associated costs be funded from St. Charles Lift Station Capital project account;

AND THAT a by-law be prepared to authorize the purchase, demolition, and the execution of the documents required to complete the real estate transaction;

AND THAT if the purchase is authorized the Application for Approval to Expropriate be abandoned.

CARRIED

The following resolution was presented:

PL2022-66

Moved By Councillor McCausland

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury authorize the sale of 7 Serpentine Street, Copper Cliff, legally described as PIN 73599-0173(LT), SRO Lot 79, Plan M-1025, Township of McKim;

AND THAT a by-law be prepared to authorize the sale and the execution of the documents required to complete the real estate transaction;

AND THAT the net proceeds of the sale be credited to the Capital Financing Reserve Fund – General.

CARRIED

The following resolution was presented:

PL2022-67

Moved By Councillor McCausland

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury authorize the sale of part of Alder Street, Sudbury, legally described as part of PIN 73585-1085(LT), being Part 1, Plan 53R-21656, Township of McKim;

AND THAT a by-law be prepared to authorize the sale and the execution of the documents required to complete the real estate transaction;

AND THAT the net proceeds of the sale be credited to the Capital Financing Reserve Fund – General.

CARRIED

The following resolution was presented:

PL2022-68

Moved By Councillor Landry-Altmann

Seconded By Councillor McCausland

THAT Council of the City of Greater Sudbury directs the Manager of Real Estate to advise the Rainbow District School Board that the City is not interested in purchasing Cyril Varney Public School located at 1545 Gary Avenue, Sudbury.

CARRIED

The following resolution was presented:

PL2022-69

Moved By Councillor McCausland

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury directs staff to undertake a review of best practices and prepare a report on a municipal strategy for utilizing surplus institutional properties for housing and community service provision by Q2 of 2023.

CARRIED

10. Consent Agenda

The following resolution was presented:

PL2022-70

Moved By Councillor McCausland

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury approves Consent Agenda items 10.1.1 to 10.1.4.

CARRIED

The following are the Consent Agenda items:

10.1 Routine Management Reports

10.1.1 McKenzie Road, Chelmsford

PL2022-71

Moved By Councillor McCausland

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury declares surplus to the City's needs vacant land north of McKenzie Road, Chelmsford, legally described as PIN 73350-0289(LT), being Part 3, Plan 53R-10609, part of Lot 5, Concession 3, Township of Balfour;

AND THAT the vacant land be offered for sale to the abutting owners to the west 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 "McKenzie Road, Chelmsford", from the General Manager of Corporate Services, presented at the Planning Committee meeting of May 30, 2022.

CARRIED

10.1.2 Fairlane Subdivision, Sudbury

PL2022-72

Moved By Councillor McCausland

Seconded By Councillor Landry-Altmann

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 PIN 73593-0389, Part of Parcel 15951, Lot 4, Concession 1, Township of McKim, File # 780-6/11006, as outlined in the report entitled "Fairlane Subdivision, Sudbury", from the General Manager of Growth and Infrastructure, presented at the meeting on May 30, 2022 as follows:

1. By replacing condition #8 with the following:
8. That this draft approval shall lapse on May 8, 2025.

CARRIED

10.1.3 Jeanine Street, Sudbury

PL2022-73

Moved By Councillor McCausland

Seconded By Councillor Landry-Altmann

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 73572-0249, Part of Parcel 39836 S.E.S., in Lot 11, Concession 4, Township of Neelon, City of Greater Sudbury, File 780 6/06006, as outlined in the report entitled "Jeanine Street, Sudbury", from the General Manager of Growth and Infrastructure, presented at the meeting on May 30, 2022 as follows:

a)By replacing Condition #10 with the following:

"That this draft approval shall lapse on May 1, 2023."

b)By deleting Condition #19 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:

- 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. The permissible minor storm discharge from the subject development must be limited to the existing pre-development site runoff resulting from a 2-year design storm. Any resulting post development runoff in excess of this permissible discharge rate must be controlled and detained within the plan of subdivision;

- The overland flow system within the plan of subdivision must be designed to accommodate and/or convey the major storm flow, that is, the rainfall runoff resulting from the subject site and any external tributary areas using the City's 100 year design storm or Regional storm event, whichever is greater, without causing damage to proposed and adjacent public and private properties. The permissible major storm discharge from the subject development must be limited to the existing predevelopment runoff resulting from a 100 year design storm or Regional storm event, whichever is greater;

- “Enhanced” level must be used for the design of stormwater quality controls and 20% over-control of peak flows as defined by the Ministry of the Environment, Conservation and Parks;
- Stormwater management must follow the recommendations of the Ramsey Lake Subwatershed Study;
- The drainage catchment boundary including external tributary catchments and their respective area must be clearly indicated with any stormwater management plan;
- 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;
- Minor storm drainage from the plan of subdivision shall not be drained overland onto adjacent properties; and,
- Existing drainage patterns on adjacent properties shall not be altered unless explicit permission is granted.

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.”

c)By adding the following as Condition #42:

“That prior to the signing of the final plan, the owner shall satisfy Canada Post with respect to mail delivery facilities for the site.”

d)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 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 flood plains, watercourses, shorelines, wetlands, and valley slopes."

CARRIED

10.1.4 Mallard's Landing Subdivision, Sudbury

PL2022-74

Moved By Councillor McCausland

Seconded By Councillor Landry-Altmann

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 Remainder of Parcel 2205 SES, Lot 4, Concession 6, Township of Broder, File # 780-6/88020, in the report entitled "Mallard's Landing Subdivision, Sudbury", from the General Manager of Growth and Infrastructure, presented at the meeting on May 30, 2022, as follows:

1. By deleting Condition #13 and replacing it with the following:

"13. 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 Condition #14 and replacing it with the following:

"14. That prior to the signing of the final plan, the Planning Services Division is to be advised by the City Solicitor that Conditions #2, #3, #5, #6, #7, #8, #10, #11, #12 & #13 have been complied with to their satisfaction.";

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

"16. That this draft approval shall lapse on April 19, 2023.";

4. By deleting Condition #17 entirely;

5. By adding the following sentence at the end of Condition #22:

"The owner shall be responsible for the legal costs of preparing and registering any required lot grading agreement.";

6. By replacing the words "Union Gas" with "Enbridge Gas" in Condition #27; and,

7. By deleting Condition #38 and replacing it with the following:

"38. 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 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 onsite stormwater quantity controls and for stormwater improvements within the watershed as outlined in the Algonquin Road Watershed Stormwater Management Study; and,

h)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."

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 1:58 p.m.

CARRIED