

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

July 11, 2022  
Tom Davies Square

Present (Mayor and Councillors)	Councillor McCausland, Councillor Lapierre, Councillor Leduc, Councillor Landry-Altman, Councillor Kirwan
City Officials	Kris Longston, Director of Planning Services, Alex Singbush, Manager of Development Approvals, Glen Ferguson, Senior Planner, Mauro Manzon, Senior Planner, Wendy Kaufman, Senior Planner, Danielle Derochie, Deputy City Clerk, Christine Hodgins, Legislative Compliance Coordinator, Erin Foreshow, Clerk's Services Assistant, Anyse Vermette, Legislative Compliance Coordinator

**Councillor Kirwan, In the Chair**

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**1. Call to Order**

The meeting commenced at 1:32 p.m.

**2. Roll Call**

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

**3. Closed Session**

The following resolution was presented:

**PL2022-92**

Moved By Councillor Kirwan

Seconded By Councillor McCausland

THAT the City of Greater Sudbury moves to Closed Session to deal with one (1) Proposed or Pending Acquisition or Disposition of Land Matters regarding Auger Avenue, Sudbury in accordance with the Municipal Act, 2001, par. 239(2)(c).

**CARRIED**

At 1:32 p.m., the Planning Committee moved into Closed Session.

**4. Recess**

At 1:37 p.m., the Planning Committee recessed.`

**5. Open Session**

At 2:02 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**

**8.1 327 Gravel Drive, Hanmer**

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

Tara Forget, owner was present.

Mauro Manzon, Senior Planner, outlined the report.

The Planning Department responded to questions from the Committee members.

The Owner provided comments and answered 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 concurrence of the Committee, the reading of the resolution was waived.

The following resolution was presented:

**PL2022-93**

Moved By Councillor Lapierre

Seconded By Councillor McCausland

THAT the City of Greater Sudbury approves the application by Tara & Luc Forget to amend Zoning By-law 2010-100Z with respect to lands described as PIN 73503-0273, Parcel 49981 S.E.S., Part 1, Plan 53R-14091 in Lot 2, Concession 3, Township of Hanmer in order to extend the use of a garden suite in accordance with Section 39.1(4) of the Planning Act for a temporary period of three (3) years, as outlined in the report entitled "327 Gravel Drive, Hanmer", from the General Manager of Growth

and Infrastructure, presented at the Planning Committee meeting on July 11, 2022.

Rules of Procedure

A Recorded Vote was held:

YEAS: (5): Councillor McCausland, Councillor Lapierre, Councillor Leduc, Councillor Landry-Altman, and Councillor Kirwan

**CARRIED (5 to 0)**

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

## **8.2 0 Labine Street, Azilda**

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

Eric Major, the owner was present.

Wendy Kaufman, Senior Planner, outlined the report.

The Planning Department responded to questions from the Committee members.

The owner provided comments and answered questions from the Committee members.

Colette Meilleur, concerned resident provided comments to Committee Members.

Jonathan Findley, concerned resident provided comments to Committee Members

The Chair asked whether there was anyone 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:

Councillor Lapierre presented the following amendment:

**PL2022-94**

Moved By Councillor Lapierre

Seconded By Councillor Landry-Altman

THAT the City of Greater Sudbury approves the application by Eric Major to amend Zoning By-law 2010-100Z in order to permit an agricultural use in accordance with Section 39 of the Planning Act for a temporary period of three (3) years, on lands described as PIN 73347-1705 & 73347-1545, Part 1 & 4 on Plan 53R-19014, except Parts 1 & 2 53R-20170, Lot 6, Concession 2, Township of Rayside, as outlined in the report entitled “O Labine Street, Azilda”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on July 11, 2022, subject to the following conditions:

1. The following site-specific provisions be applied to the lands subject to the temporary use approval:

a. In addition to the uses permitted in the Future Development, “FD” zone, an agricultural use in the form of a hobby farm with a maximum of five (5) livestock nutrient units shall be permitted;

b. The minimum front yard setback shall be 31.2 m where 6 m would be required;

c. The minimum westerly interior side yard setback shall be 16.5 m, where 1.2 m would be required; and

d. The minimum easterly interior side yard setback shall be 3.0 m, where 1.2 m would be required.

2. The temporary use permission shall expire in 36 months (three years) from the date of passing.

Councillor McCausland presented the following amendment:

Recessed

At 3:37 p.m. the Committee recessed.

Reconvene

At 3:43 p.m. the Committee reconvened.

**PL2022-94-A1**

Moved By Councillor McCausland

Seconded By Councillor Leduc

THAT the resolution be amended as follows:

That condition 1(a) be amended by replacing ‘five (5)’ with ‘two (2)’

Rules of Procedure

A Recorded Vote was held:

YEAS: (2): Councillor McCausland, and Councillor Leduc

NAYS: (3): Councillor Lapierre, Councillor Landry-Altmann, and Councillor Kirwan

**DEFEATED (2 to 3)**

Public comment has been received and considered and has affected Planning Committee's decision in the following manner:

- a. Application denied based on the public's comments regarding opposition to the temporary zoning.
- b. Committee did not feel the temporary zoning was justified in this instance and therefor could not support the application.

The following resolution was presented:

**PL2022-94-A2**

Moved By Councillor Leduc

Seconded By Councillor McCausland

THAT condition 2 be amended by replacing "36 months (three years)" to "24 months (two years)".

Rules of Procedure

A Recorded Vote was held:

YEAS: (3): Councillor McCausland, Councillor Lapierre, and Councillor Leduc

NAYS: (2): Councillor Landry-Altmann, and Councillor Kirwan

**CARRIED (3 to 2)**

The resolution as amended was presented:

**PL2022-94**

Moved By Councillor Lapierre

Seconded By Councillor Landry-Altmann

As Amended:

THAT the City of Greater Sudbury approves the application by Eric Major to amend Zoning By-law 2010-100Z in order to permit an agricultural use in accordance with Section 39 of the Planning Act for a temporary period of three (3) years, on lands described as PIN 73347-1705 & 73347-1545, Part 1 & 4 on Plan 53R-19014, except Parts 1 & 2 53R-20170, Lot 6, Concession 2, Township of Rayside, as outlined in the report entitled "0 Labine Street, Azilda", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on July 11, 2022, subject to the following conditions:

1. The following site-specific provisions be applied to the lands subject to the temporary use approval:

a. In addition to the uses permitted in the Future Development, "FD" zone, an agricultural use in the form of a hobby farm with a maximum of five (5) livestock nutrient units shall be permitted;

b. The minimum front yard setback shall be 312 m where 6 m would be required;

c. The minimum westerly interior side yard setback shall be 165 m, where 1.2 m would be required; and

d. The minimum easterly interior side yard setback shall be 30 m, where 1.2 m would be required.

2. The temporary use permission shall expire in 24 months (two years) from the date of passing.

Rules of Procedure

A Recorded Vote was held:

YEAS: (2): Councillor McCausland, and Councillor Lapierre

NAYS: (3): Councillor Leduc, Councillor Landry-Altman, and Councillor Kirwan

### **DEFEATED (2 to 3)**

The members of the Planning Committee refused this application for the following reasons:

a. Based on the public's comments regarding opposition to the temporary zoning.

b. Committee did not feel the temporary zoning was justified in this instance and therefore could not support the application.

### **8.3 222 Gordon Street, Garson**

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

Dennis Rollins, the agent for the applicant was present.

Glen Ferguson, Senior Planner, outlined the report.

The Planning Department responded and answered questions from Committee members.

The Chair asked whether there was anyone else who wished to speak in favour or against the 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 concurrence of the Committee, the reading of the resolution was waived.

The following resolution was presented:

#### **PL2022-95**

Moved By Councillor Kirwan

Seconded By Councillor Leduc

#### Resolution regarding the Official Plan Amendment:

THAT the City of Greater Sudbury approves the application by Lisa Rollins to amend the City of Greater Sudbury Official Plan in order to facilitate the creation of a new residential lot within the Living Area 2 land use designation whereby the proposed retained lands within the Rural Area land use designation would provide for a minimum lot frontage of 40 metres whereas 90 metres is required onto a public road for a retained lot, on those lands described as PIN 73492-0673, Part 2, Plan 53R-20933, Parts 1 to 3, Plan 53R-18161, Part of Lot 3, Concession 4, Township of Garson, as outlined in the report entitled "222 Gordon Street, Garson", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on July 11, 2022.

#### Rules of Procedure

A Recorded Vote was held:

YEAS: (5): Councillor McCausland, Councillor Lapierre, Councillor Leduc, Councillor Landry-Altman, and Councillor Kirwan

#### **CARRIED (5 to 0)**

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

The following resolution was presented:

#### **PL2022-96**

Moved By Councillor Kirwan

Seconded By Councillor Leduc

#### Resolution regarding the Zoning By-law Amendment:

THAT the City of Greater Sudbury approves the application by Lisa Rollins to amend By law 2010 100Z being the Zoning By-law for the City of Greater Sudbury by changing the zoning classification on two portions of the subject lands from "RU", Rural to "RU(S)" Rural Special and from "RU", Rural to "R1-2" , Low Density Residential One on those lands

described as PIN 73492-0673, Part 2, Plan 53R-20933, Parts 1 to 3, Plan 53R-18161, Part of Lot 3, Concession 4, Township of Garson, as outlined in the report entitled “222 Gordon Street, Garson”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on July 11, 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;
2. That the amending zoning by-law include a site-specific provision that a minimum lot frontage of 40 metres be required for the retained lands that are to be rezoned to “RU(S)”; and,
3. That conditional approval shall lapse on July 12, 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: (5): Councillor McCausland, Councillor Lapierre, Councillor Leduc, Councillor Landry-Altman, and Councillor Kirwan

**CARRIED (5 to 0)**

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

The following resolution was presented:

**PL2022-97**

Moved By Councillor Kirwan

Seconded By Councillor Leduc

Resolution regarding the Consent Referral:

THAT the City of Greater Sudbury approves the request by Lisa Rollins to permit the creation of one additional residential lot on lands described as PIN 73492-0673, Part 2, Plan 53R-20933, Parts 1 to 3, Plan 53R-18161, Part of Lot 3, Concession 4, Township of Garson, and to proceed by way of the consent process, as outlined in the report entitled “222 Gordon Street, Garson”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on July 11, 2022.

Rules of Procedure

A Recorded Vote was held:

YEAS: (5): Councillor McCausland, Councillor Lapierre, Councillor Leduc, Councillor Landry-Altman, and Councillor Kirwan

**CARRIED (5 to 0)**

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

#### **8.4 Bill 109 (2022) and Bill 13 (2021) Implementation**

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

Wendy Kaufman, Senior Planner, outlined the report.

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 the 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:

##### **PL2022-98**

Moved By Councillor Landry-Altmann

Seconded By Councillor Lapierre

##### Resolution regarding the Official Plan Amendment:

THAT the City of Greater Sudbury approves the Official Plan Amendment to implement Bill 109 (2022) with respect to complete application requirements for site plan control applications, and Bill 13 (2021) with respect to the delegation of authority, as outlined in the report entitled "Bill 109 (2022) and Bill 13 (2021) Implementation", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on July 11, 2022.

Rules of Procedure

A Recorded Vote was held:

YEAS: (5): Councillor McCausland, Councillor Lapierre, Councillor Leduc, Councillor Landry-Altmann, and Councillor Kirwan

##### **CARRIED (5 to 0)**

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

The following resolution was presented:

##### **PL2022-99**

Moved By Councillor Landry-Altmann

Seconded By Councillor Lapierre

##### Resolution regarding the amendment to Delegation By-law 2017-5:

THAT staff be directed to present a by-law to amend the Delegation By-law 2017-5, to implement the changes outlined in the report entitled “Bill 109 (2022) and Bill 13 (2021) Implementation”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on July 11, 2022.

Rules of Procedure

A Recorded Vote was held:

YEAS: (5): Councillor McCausland, Councillor Lapierre, Councillor Leduc, Councillor Landry-Altmann, and Councillor Kirwan

**CARRIED (5 to 0)**

As no public comment, written or oral, was received, there was no effect on the 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 one (1) Proposed or Pending Acquisition or Disposition of Land Matters regarding Auger Avenue, Sudbury in accordance with the Municipal Act, 2001, par. 239(2)(c).

The following resolution was presented:

**PL2022-100**

Moved By Councillor McCausland  
Seconded By Councillor Kirwan

THAT the City of Greater Sudbury authorize the sale of an easement, legally described as part of PIN 73570-0088(LT) being over Lot 32 on Plan M-341, Township of Neelon;  
AND THAT a by-law be presented authorizing the sale of the easement 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**

**10. Consent Agenda**

Councillor Kirwan request that Consent Agenda Item 10.1.1 be pulled and dealt with separately.

**PL2022-101**

Moved By Councillor Lapierre  
Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury approves Consent Agenda item 10.1.2.

## CARRIED

### 10.1 Routine Management Reports

#### 10.1.1 Creekside Subdivision, Azilda

The following resolution was presented:

##### **PL2022-103**

Moved By Councillor Kirwan

Seconded By Councillor McCausland

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 known as PIN 73347-1572 & part of PIN 73347-1620, Lot 6, Concession 1, Township of Rayside, Brabant Street, Azilda, File 780-5/12003, as outlined in the report entitled "Creekside Subdivision, Azilda", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on July 11, 2022 as follows:

- By replacing Condition #10 with the following: "10. That this draft approval shall lapse on April 30, 2023."

Upon registration of Phase 2 of the subdivision, the conditions of draft approval shall be amended as follows for the remainder of the subdivision:

- By adding the following to the end of Condition #12: "A soils caution agreement, if required, shall be registered on title, to the satisfaction of the Chief Building Official and City Solicitor. The geotechnical engineer will be required to address On-site and Excess Soil Management in accordance with O. Reg. 406/19."
- By adding the following to the end of Condition #14: "The detailed lot grading plan shall be to the satisfaction of the General Manager of Growth and Infrastructure and the Nickel District Conservation Authority."
- By replacing "Block 40" with "Block 1" in Condition #35.
- By deleting Condition #36 in its entirety.

Councillor Kirwan presented the following amendment:

##### **PL2022-103-A1**

Moved By Councillor Kirwan

Seconded By Councillor McCausland

THAT the resolution be amended to include a new second bullet after the bullet regarding Condition #10:

By adding a new Condition #37:

“37. That in accordance with Section 59(4) of the Development Charges Act, a notice of 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.”

**CARRIED**

The resolution as amended was presented:

**PL2022-103**

Moved By Councillor Kirwan

Seconded By Councillor McCausland

As Amended:

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 known as PIN 73347-1572 & part of PIN 73347-1620, Lot 6, Concession 1, Township of Rayside, Brabant Street, Azilda, File 780-5/12003, as outlined in the report entitled “Creekside Subdivision, Azilda”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on July 11, 2022 as follows:

- By replacing Condition #10 with the following: “10. That this draft approval shall lapse on April 30, 2023.”

- By adding a new Condition #37:

“37. That in accordance with Section 59(4) of the Development Charges Act, a notice of 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.”

Upon registration of Phase 2 of the subdivision, the conditions of draft approval shall be amended as follows for the remainder of the subdivision:

- By adding the following to the end of Condition #12: “A soils caution agreement, if required, shall be registered on title, to the satisfaction of the Chief Building Official and City Solicitor. The geotechnical engineer will be required to address On-site and Excess Soil Management in accordance with O. Reg. 406/19.”

- By adding the following to the end of Condition #14: “The detailed lot grading plan shall be to the satisfaction of the General Manager of Growth and Infrastructure and the Nickel District Conservation Authority.”
- By replacing “Block 40” with “Block 1” in Condition #35.
- By deleting Condition #36 in its entirety.

**CARRIED**

**10.1.2 Part of Fairbanks East Road**

The following resolution was presented:

**PL2022-102**

Moved By Councillor Lapierre

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury close by by-law, declare surplus to the City’s needs and convey for nominal consideration the abandoned portion of the road known as Fairbanks East Road, Walden, legally described as part of PIN 73382-0836(LT) being Parts 8 and 10 on Plan 53R-21504, part of Lot 8, Concession 4, Township of Denison; as outlined in the report entitled “Part of Fairbanks East Road”, from the General Manager of Corporate Services, presented at the Planning Committee meeting on July 11, 2022.

**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: 4:34 p.m.

**CARRIED**