

Minutes
For the Planning Committee Meeting

September 12, 2022
Tom Davies Square

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| Present (Mayor and Councillors) | Councillor McCausland, Councillor Leduc, Councillor Landry-Altman, Councillor Kirwan |
| Absent | Councillor Lapierre |
| City Officials | Hugh Kruzel, Chief of Staff, Kris Longston, Director of Planning Services, Alex Singbush, Manager of Development Approvals, Ed Landry, Senior Planner, Strategic and Environmental Planning, Robert Webb, Supervisor of Development Engineering, Mauro Manzon, Senior Planner, Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk, Christine Hodgins, Legislative Compliance Coordinator, Madison Pacey, Clerk's Services Assistant, Erin Foreshew, Clerk's Services Assistant, Anyse Vermette, Legislative Compliance Coordinator |

Councillor Kirwan, In the Chair

1. Call to Order

The meeting commenced at 1:02 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 5149 Dupuis Drive, Hanmer

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

Julie Rollin, applicant, was present.

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

The applicant provided comments to the Committee and staff.

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:

PL2022-125

Moved By Councillor Landry-Altmann

Seconded By Councillor Leduc

THAT the City of Greater Sudbury approves the application by Donald and Julie Rollin to amend Zoning By-law 2010-100Z for the City of Greater Sudbury in order to extend a temporary use permission in the form of a garden suite for a period of three years in accordance with Section 39.1(4) of the Planning Act on those lands described as PIN 73509-0317, Part 2, Plan 53R-19120, Lot 6, Concession 3, Township of Capreol, as outlined in the report entitled "5149 Dupuis Drive, Hanmer", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 12, 2022.

Rules of Procedure

A Recorded Vote was held:

YEAS: (4): Councillor McCausland, Councillor Leduc, Councillor Landry-Altmann, Councillor Kirwan

Absent:(1): Councillor Lapierre

CARRIED (4 to 0)

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

4.2 Falconbridge Road, Sudbury

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

Chris Lamarche, applicant, was present.

Mauro Manzon, Senior Planner, outlined the report.

The applicant provided comments and responded to questions from Committee Members.

The Planning Department responded to questions from the applicant and 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:

PL2022-126

Moved By Councillor Leduc

Seconded By Councillor McCausland

THAT the City of Greater Sudbury approves the application by Chris Lamarche & Ashley Urban to amend Zoning By-law 2010-100Z by changing the zoning classification from “R1-5”, Low Density Residential One to “R3-Special”, Medium Density Residential Special on lands described as PIN 73569-0049 SEQ CHAPTER \h \r 1, Parcel 34555 S.E.S., Parts 4 to 6, Plan 53R-14324 in Lot 10, Concession 5, Township of Neelon, as outlined in the report entitled “Falconbridge Road, Sudbury” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 12, 2022, subject to the following conditions:

1. That prior to the issuance of a building permit, the owner shall grant an environmental easement for operational noise and vibration emissions in favour of CN, to be registered on title to the satisfaction of the Director of Planning Services;
2. That the amending by-law includes the following site-specific provisions:
 - i. The minimum front yard setback shall be 7.6 metres;
 - ii. The minimum lot depth shall be 42 metres;
 - iii. The minimum depth of a privacy yard shall be 4.5 metres;
 - iv. A minimum of one (1) parking space per dwelling unit shall be required for row dwellings;
 - v. The following provisions shall apply to required planting strips:
 - a. All required planting strips shall contain a minimum 1.8 metre-high opaque fence in conjunction with the minimum required landscaped open space area

- b. Notwithstanding the above, the width of the required planting strip adjacent to the driveway access within an interior side yard may be reduced to 1.5 metres provided the planting strip is installed in conjunction with a minimum 1.8 metre-high opaque fence;
- c. Required planting strips adjacent to the interior side lot lines shall extend from the front building line to the rear lot line; and,
- d. Planting strips and privacy yards may include any required drainage swales.

Rules of Procedure

A Roll Call Vote was held:

YEAS: (4): Councillor McCausland, Councillor Leduc, Councillor Landry-Altman, and Councillor Kirwan

Absent (1): Councillor Lapierre

CARRIED (4 to 0)

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

4.3 Errington Avenue, Chelmsford

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

Kevin Jarus, agent for the applicant was present.

Mauro Manzon, Senior Planner, outlined the report.

The Planning Department responded to questions from the Committee Members.

The Agent provided comments and responded to questions from 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 was closed and the Planning Committee resumed in order to discuss and vote on the applicatoin.

Rules of Procedure

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

The following resolution was presented:

PL2022-127

Moved By Councillor McCausland

Seconded By Councillor Landry-Altmann

Resolution regarding Zoning By-law Amendment:

THAT the City of Greater Sudbury approves the application by Vytis Lands (Kagawong) Ltd. & Ronald Jacques Chevrier to amend Zoning By-law 2010-100Z by changing the zoning classification from “FD”, Future Development to “R2-2”, Low Density Residential Two and “R3”, Medium Density Residential on lands described as Part of PINs 73348-0734 & 73348-0005, Parts 1, 2 & 3, Plan 53R-20417 in Lot 2, Concession 2, Township of Balfour, as outlined in the report entitled “Errington Avenue, Chelmsford” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 12, 2022, subject to the following conditions:

1. That the owner provides the Development Approvals Section with a registered survey plan outlining the lands to be rezoned to enable the preparation of an amending zoning by-law;
2. That the draft plan of subdivision be rezoned as follows:
 - i. Lots 1 to 6, 18 to 21, 92, 93, 164 to 168 and 192 to 194 and Block C be zoned as “R3”, Medium Density Residential;
 - ii. Lots 7 to 17, 22 to 91, 94 to 163 and 169 to 191 and Blocks B and D be zoned as “R2-2”, Low Density Residential Two; and,
 - iii. Block A be zoned as “P”, Park
3. Conditional approval shall lapse on September 27, 2024 unless Condition 1 above has been met or an extension has been granted by Council.

Rules of Procedure

A Roll Call 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, has been received, there was no effect on the Planning Committee's decision.

Rules of Procedure

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

The following resolution was presented:

PL2022-128

Moved By Councillor Leduc

Seconded By Councillor McCausland

Resolution regarding Draft Plan of Subdivision Amendment:

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 PINs 73348-0734 & 73348-0005, Parts 1, 2 & 3, Plan 53R-20417 in Lot 2, Concession 2, Township of Balfour, City of Greater Sudbury, File 780-5/12005, as outlined in the report entitled "Errington Avenue, Chelmsford" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 12, 2022, as follows:

A. That Condition #1 be deleted and replaced with the following:

"1. That this draft approval applies to the draft plan of subdivision of Part of PINs 73348-0005, 73348-0432 & 73348-0579 in Lots 2 & 3, Concession 2, Township of Balfour as shown on a plan of subdivision prepared by Terry Del Bosco, O.L.S., and dated November 28, 2012, as amended by a plan prepared by Terry Del Bosco, O.L.S., and dated July 6, 2022."

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

"10. That this draft approval shall lapse on December 12, 2025."

C. By deleting Condition #12 and replacing it with the following:

"12. The owner shall be required to upgrade Errington Avenue from Street 'F' to Mainville Street, to an urban collector standard complete with a sidewalk along the west side. The owner shall contribute towards the improvement on a per lot basis, with the total amount paid prior to half of the subdivision (100 lots) being completed. The contribution per lot will be determined at the time of registration of each phase and it will be adjusted annually based on the CanaData Construction Cost Index."

D. That Clauses b), c) and d) of Condition #14 be deleted;

E. That the following be added to Condition #15:

"The geotechnical engineer will be required to address On-site and Excess Soil Management in accordance with O. Reg. 406/19."

F. That the following be added to Condition #17:

"The lot grading plan shall demonstrate that no fill has been added to the flood plain. A note to the lot grading plan must be added that lots containing flood plain cannot develop within the flood plain."

G. By changing "Union Gas" to "Enbridge" in Condition #22;

H. By deleting Condition #25 and replacing it with the following:

"25. 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 pre-development 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 as defined by the Ministry of the Environment, Conservation and Parks;
- Stormwater management must follow the recommendations of the Whitson River 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.”

I. By deleting Condition #26 and replacing it with the following:

“26. Proposed development adjacent to natural watercourses, and within 15 metres of the watercourse, must be reviewed and approved to the satisfaction of the Conservation Sudbury. A Section 28 application to Conservation Sudbury may be required.”

J. By deleting Condition #27 and replacing it with the following:

“27. Development on Lots 22-36, adjacent to the realigned Whitson River - Tributary III, must be reviewed and approved by Conservation Sudbury. A Flood Plain Study will be required to the satisfaction of Conservation Sudbury in order to assess the impact of the realigned watercourse on the proposed lots, which may include adjusting the rear lot lines of Lots 22-36 to the satisfaction of Conservation Sudbury and the Director of Planning Services. Furthermore, the owner is required to design and construct a realigned channel to the satisfaction of Conservation Sudbury and the Director of Planning Services and in agreement with the findings of the Flood Plain Study.”

K. By deleting the reference to Block C in Condition #28;

L. By deleting Condition #29;

M. By deleting Condition #30;

N. By adding the following to Condition #31:

“31. Canada Post will provide mail delivery service to the townhouse portion (19 units) of the subdivision through centralized Community Mail-Boxes (CMBs). Given the number and the layout of the lots in the subdivision, 10 CMB(s) locations will be necessary as follows:

- a. Side of Lot 27
- b. Side of Lot 37
- c. Side of Lot 53
- d. Side of Lot 105
- e. Side of Lot 186

- f. Side of Lot 181
- g. Side of Lot 65
- h. Side of Lot 163
- i. Side of Lot 128
- j. Side of Lot 119

O. That the reference to Condition #29 be deleted in Condition #32;

P. That the lot references to Drain "A" and Drain "C" be deleted in Condition #35;

Q. By deleting Condition #36;

R. By deleting the reference to Street B in Condition #37;

S. By adding the following as new Condition #40:

"40. The owner must identify the limits of the wetlands on site through wetland mapping by a qualified professional (certified under the Ontario Wetland Evaluation System or otherwise approved by Conservation Sudbury). All development must be directed outside of the wetland. Any development within 30 metres of the wetland, including lot grading and work approved through the subdivision process, will require a direct application to Conservation Sudbury under Section 28 of the Conservation Authorities Act and will be subject to Conservation Sudbury's Wetland Guidelines and will need to demonstrate that development does not interfere with the hydrology of the wetland."

T. By adding the following as new Condition #41:

"41. The erosion hazard associated with watercourses that are not designated as municipal drains must be determined using the scientific principles and methods prescribed in the Technical Guide to River and Stream Systems: Erosion Hazard Limit (MNR, 2002). The hazard limit must be shown on the plans. A direct application to Conservation Sudbury under Section 28 of the Conservation Authorities Act is required for any development proposed within 15 metres of the erosion hazard."

Rules of Procedure

A Roll Call Vote was held:

YEAS: (4): Councillor McCausland, Councillor Leduc, Councillor Landry-Altman, and Councillor Kirwan

Absent (1): Councillor Lapierre

CARRIED (4 to 0)

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

5. Consent Agenda

The following resolution was presented:

PL2022-129

Moved By Councillor Landry-Altman

Seconded By Councillor Leduc

THAT the City of Greater Sudbury approves Consent Agenda item 5.1.1.

CARRIED

The following are the consent items:

5.1 Routine Management Reports

5.1.1 Laura Drive, Chelmsford

PL2022-130

Moved By Councillor Landry-Altman

Seconded By Councillor Leduc

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 Parcels 15910A, 29828 and 31001 S.W.S., and Part of Lot 1, Plan 53M-1277 in Lots 1 and 2, Concession 2, Township of Balfour, City of Greater Sudbury, File 780-5/94003, as outlined in the report entitled "Laura Drive, Chelmsford" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 12, 2022, as follows:

a) By amending the draft plan lapsing date in Condition #14 to November 21, 2023.

b) By deleting Condition #24;

c) By adding the following sentence to Condition #25:

"The geotechnical engineer will be required to address On-site and Excess Soil Management in accordance with O. Reg. 406/1."

d) By deleting Condition #27;

e) By adding the following as Condition #38:

"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.”

f) By adding the following as Condition #39:

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

CARRIED

6. Members' Motions

6.1 Request to Amend Phase Two of the Official Plan Review Regarding Montrose Avenue North

The following resolution was presented:

PL2022-131

Moved By Councillor Landry-Altman

Seconded By Councillor Kirwan

WHEREAS Council passed Resolution CC2015-346 which read, in part, "THAT the City of Greater Sudbury directs staff to incorporate a meandering design of Montrose Avenue to the Maley Drive Extension, such as is illustrated in Appendix "A", into the Transportation Master Plan;

AND WHEREAS on December 13th, 2016, Council passed a further resolution which read "THAT the main motion be further amended and that City Staff be directed to prepare a traffic impact study which will: drill down to inform the detailed design and to include new policies in the Official Plan (during the second phase of the Official Plan Review program) to guide the design and construction of Montrose Avenue North as a complete street, and which maintains and protects the residential character of the neighbourhood including appropriate lane widths, identifies traffic calming measures including meandering, sidewalks, bicycle infrastructure, street trees and street lighting, and which will encourage local traffic use.”

AND WHEREAS in its December 13th, 2021 report to Planning Committee entitled "Phase Two of the Official Plan Review" staff recommended the addition of section 11.2.2.3 Montrose Avenue North which they indicate responds to Council's 2016 resolution, and which read:

“11.2.2.3 Montrose Avenue North

1. Schedule 7, Transportation Network illustrates the approximate alignment of Montrose Avenue North.

Montrose Avenue North shall be designed and constructed as a complete street which:

- a. includes sidewalks and bike lanes on both sides;
 - b. includes street trees and lighting;
 - c. includes no on-street parking;
 - d. would have one lane of traffic in each direction with a lane width of approximately 3.5m; and,
 - e. includes slight bends that would be 50m in length compared to a direct connection.
2. The City shall ensure public consultation on the detailed design of Montrose Avenue North.”

AND WHEREAS a well-attended public consultation dedicated to the Montrose Avenue North design was held on May 4th, 2022, during which participants expressed that "slight bends" were not sufficient and would not fulfill the direction provided by Council in 2015 and 2016;

THEREFORE BE IT RESOLVED that the City of Greater Sudbury directs staff to amend section 11.2.2.3 e. to remove the words "slight bends that would be 50m in length" and include language to enhance the meandering design with more pronounced bends to achieve greater reductions in traffic volumes and speeding, non-local traffic (cut through traffic), and potential heavy truck traffic, to be more in line with the direction provided by Council;

AND BE IT FURTHER RESOLVED that section 11.2.2.3 be further amended to include an item "f" which would consider the eventual Woodbine to Montrose to Mayley connection to include appropriate traffic calming measures, traffic signals and pedestrian crosswalk or cross-over.

CARRIED

7. Addendum

No Addendum was presented.

8. Civic Petitions

No Petitions were submitted.

9. Question Period

No Questions were asked.

10. Adjournment

Councillor Kirwan moved to adjourn the meeting. Time: 2:40 p.m.

CARRIED