

Minutes
For the Planning Committee Meeting

August 29, 2022
Tom Davies Square

Present (Mayor and Councillors)	Councillor McCausland, Councillor Lapierre, Councillor Leduc, Councillor Landry-Altman, Councillor Kirwan
City Officials	Hugh Kruzel, Chief of Staff, Kris Longston, Director of Planning Services, Ed Landry, Senior Planner, Community & Strategic Planning, Robert Webb, Supervisor of Development Engineering, Glen Ferguson, Senior Planner, Mauro Manzon, Senior Planner, Bailey Chabot, Senior Planner, Wendy Kaufman, Senior Planner, Anyse Vermette, Deputy City Clerk, Christine Hodgins, Legislative Compliance Coordinator, Madison Pacey, Clerk's Services Assistant, Erin Foresheew, Clerk's Services Assistant

Councillor Kirwan, In the Chair

1. Call to Order

The meeting commenced at 12:00 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:

PL2022-114

Moved By Councillor McCausland
Seconded By Councillor Leduc

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 Black Lake Road, Lively in accordance with the Municipal Act, 2001, par.239(2)(c).

CARRIED

At 12:03 p.m., the Planning Committee moved into Closed Session.

4. Recess

At 12:27 p.m., the Planning Committee recessed.

5. Open Session

At 1:02 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 2996 Valleyview Road, Val Caron

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

Lise Henry, the applicant was present.

Glen Ferguson, 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 this application and hearing none:

The Public Hearing 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:

PL2022-115

Moved By Councillor McCausland

Seconded By Councillor Leduc

THAT the City of Greater Sudbury approves the application by Lise Henri 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 73500-0087, Parcel 46360, Part 1, Plan 53R-9283, Lot 12, Concession 5, Township of Blezard, as outlined in the report entitled "2996 Valleyview Road, Val Caron", from the

General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on August 29, 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 2687 Highway 144, Chelmsford

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

Diane Viollette, 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 non:

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:

PL2022-116

Moved By Councillor Leduc

Seconded By Councillor Landry-Altman

THAT the City of Greater Sudbury approves the application by Wayne & Carrie-Ann MacLean 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 "A", Agricultural to "A(S)", Agricultural Special on those lands described as PIN 73350-0102, Parcel 16989 SWS, Lot 6, Concession 2, Township of Balfour, as outlined in the report entitled "2687 Highway 144, Chelmsford", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on August 29, 2022, subject to the following conditions:

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

a)The owner shall have entered into a site plan control agreement with the City that is to be registered on-title to the satisfaction of the Director of Planning Services; and,

b)The owner shall apply for a building permit for the existing metal clad garage on the lands to the satisfaction of the Chief Building Official.

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

a)That the only permitted use on the lands shall be a single-detached dwelling and a contractor's yard in the form of a truck and trailer haulage business where the commercial vehicles are stored and parked along with related accessory uses, buildings and structures as well as all other uses permitted under Section 4.40 of the City's Zoning By-law; and,

b)That the extent of the contractor's yard use be limited to the northerly 160 metres of the subject lands.

3.That conditional approval shall lapse on September 13, 2024 unless Condition #1 above has been met or an extension has been granted by Council.

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

8.3 0 and 167 Douglas Street West, Sudbury

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

Vanessa Smith, agent for the applicant was present.

Bailey Chabot, Senior Planner, outlined the report.

The agent for the applicant provided comments to the 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:

PL2022-117

Moved By Councillor McCausland

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury approves the application by Paul Charbonneau to amend Zoning By-law 2010-100Z by changing the zoning classification from “R2-3”, Low Density Residential Two to “R2-3”, Low Density Residential Two Special on lands described as PIN 73585-0498, Parcel 17921 SEC SES; Firstly Part Lot 92, Plan M95, Township of McKim; Secondly Part Lot 93, Plan M95, Township of McKim as in LT103246 (0 Douglas Street West) and 73585-0612, Parcel 12719 SEC SES; Part Lot 94 Plan M95, Township of McKim as in LT71740 except LT73019 (167 Douglas Street West) as outlined in the report entitled “0 and 167 Douglas Street West, Sudbury”, from the General Manager, Growth and Infrastructure, presented at the Planning Committee meeting on August 29, 2022, subject to the following condition:

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

a. That a maximum of six (6) residential units be permitted.

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

8.4 40 Eyre Street, Sudbury

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

Both the agents, Erin Read and Sarah Vereault, as well as the applicant, James Henderson, were present.

Mauro Manzon, Senior Planner, outlined the report.

The Planning Department responded to questions from the Committee members.

The applicant 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 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 the concurrence of the Committee, the reading of the resolution was waived.

The following resolution was presented:

PL2022-118

Moved By Councillor Lapierre

Seconded By Councillor Leduc

THAT the City of Greater Sudbury approves the application by 2810373 Ontario Inc. to amend Zoning By-law 2010-100Z by changing the zoning classification from "I", Institutional to "C2 Special", General Commercial Special on lands described as PIN 73586-0343, Parts 6 - 8, Plan SR-3338, Lots 7 – 10, 17 & 18, Plan 8SA in Lot 7, Concession 3, Township of McKim, as outlined in the report entitled "40 Eyre Street, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on August 29, 2022, subject to the following conditions:

1. That prior to the issuance of a change of use permit, the owner shall enter into a Site Plan Control Agreement with the City of Greater Sudbury to the satisfaction of the Director of Planning Services. The Site Plan Control Agreement shall address the expanded parking area, the construction of a retaining wall along the street line, a functional loading area, refuse and snow storage areas, and the installation of a test manhole, amongst other matters;

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

a) In addition to the uses permitted in the C2 zone, a light manufacturing use producing electronics, videos and 3D scanning solutions and related accessory uses shall also be permitted;

b) Notwithstanding the above, automotive uses and a taxi stand shall not be permitted;

c) The location of the existing building shall be permitted;

d) A minimum of 16 parking spaces shall be required for uses within the existing building;

e) A minimum 3.0 metre-wide landscaped area shall not be required abutting a public road having a width greater than 10.0 metres;

f) Outdoor parking areas shall be permitted within three (3) metres of any public road having a width of more than 10.0 metres, or any Residential Zone; and,

g) A retaining wall greater than 1.0 metre in height shall be permitted abutting the street line.

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, has been 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

PL2022-119

Moved By Councillor McCausland
Seconded By Councillor Kirwan

THAT the City of Greater Sudbury authorize a grant by way of lease with the City of Lakes Family Health Team, for space located within the Public Works building, at 25 Black Lake Road, Lively, for a ten-year term;

AND THAT a by-law be presented authorizing the grant and execution of the lease agreement

PL2022-19-A1

Moved By Councillor McCausland
Seconded By Councillor Kirwan

THAT the resolution be amended for a two year term.

CARRIED

PL2022-119

Moved By Councillor McCausland
Seconded By Councillor Kirwan

As amended:

THAT the City of Greater Sudbury authorize a grant by way of lease with the City of Lakes Family Health Team, for space located within the Public Works building, at 25 Black Lake Road, Lively, for a two-year term;

AND THAT a by-law be presented authorizing the grant and execution of the lease agreement.

CARRIED

Councillor McCausland presented the following resolution:

PL2022-120

Moved By Councillor McCausland
Seconded By Councillor Leduc

THAT The City of Greater Sudbury direct staff to bring a report to Finance and Administration Committee in Q3 of 2023 that provides recommendations regarding continuing grants for City of Lakes Family Health Teams beyond the initial 10-year timeframe.

CARRIED

10. Consent Agenda

The following are the Consent Agenda items:

PL2022-121

Moved By Councillor Landry-Altmann

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury approves Consent Agenda items 10.1.1 to 10.1.2.

CARRIED

10.1 Routine Management Reports

10.1.1 St. Michel Street, Hanmer

The following resolution was presented:

PL2022-122

Moved By Councillor Landry-Altmann

Seconded By Councillor Lapierre

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 PINs 73508-1251, 73508-1231 and part of PIN 73508 1217, Part of Parcel 1230 S.E.S., in Lot 11, Concession 3, Township of Capreol, City of Greater Sudbury, File 780-7/07001, as outlined in the report entitled "St. Michel Street, Hanmer", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on August 29, 2022, as follows:

a. By amending the draft plan lapsing date in Condition #11 to December 10, 2025.

b. By adding the following sentence to Condition #16:

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

c. By replacing the reference to "Union Gas" with "Enbridge" in Condition #28;

d. By adding the following as Condition #35:

“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.”

e. By adding the following as Condition #36:

“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

10.1.2 Jack Nicholas Business and Innovation Subdivision, Sudbury

The following resolution was presented:

PL2022-123

Moved By Councillor Landry-Altman

Seconded By Councillor Lapierre

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 PINs 73561-0258, 73561-0261 & 73561-0264, Lots 9 & 10, Concession 4, Township of Neelon, File # 780-6/10002, in the report entitled “Jack Nicholas Business and Innovation Subdivision, Sudbury”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on August 29, 2022, as follows:

- By replacing Condition #10 with the following:

“10. That this draft approval shall lapse on October 26, 2024.”

- In Condition #16, by adding the following to the end of the paragraph:

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

- By replacing Condition #29 with the following:

“29. The owner shall complete to the satisfaction of the Director of Planning Services of the City of Greater Sudbury and Canada Post:

- a. Include on all offers of purchase and sale, a statement that advises the prospective purchaser:

i) That the mail delivered will be from a designated Community Mail Box.

ii) That the developers/owners be responsible for officially notifying the purchasers of the Community Mail Box locations prior to the closing on any sales.

a. The owner further agrees to:

i) Install concrete pads in accordance with the requirements of, and in locations to be approved by, Canada Post to facilitate the placement of Community Mail Boxes. Three Community Mail Box modules are required to be located on the northeast side of the intersection of Street A and Street B. Canada Post will need to be informed of the excavation date for the first foundation, the date development work is scheduled to begin, when the pads are in place, and expected installation date for the Community Mailboxes.

ii) Identify the pads above on the engineering servicing drawings. The pads are to be poured at the time of the sidewalk and/or curb installation. Provide curb depressions at the community mailbox site location(s). These are to be 2 meters in width and no higher than 25 mm.

iii) Determine the location of all centralized mail facilities in cooperation with Canada Post and to post the location of these sites on appropriate maps, information boards and plans.”

- By deleting Condition #42 in its entirety.
- By adding a new Condition #44:

“44. The owner must identify the limits of the wetlands within the entire site. Wetlands must be mapped by a qualified professional (Ontario Wetland Evaluation System certified). Development must comply with Conservation’s Sudbury wetland guidelines.”

CARRIED

11. Managers' Reports

11.1 Downtown Sudbury Community Improvement Plan Application – 307 Elm Street

The following resolution was presented:

PL2022-124

Moved By Councillor Landry-Altmann

Seconded By Councillor Lapierre

THAT The City of Greater Sudbury approves the Downtown Sudbury Community Improvement Plan Application at 307 Elm Street, Sudbury, and directs staff to prepare a by-law to authorize staff to enter into the required agreement, as outlined in the report entitled “Downtown Sudbury Community Improvement Plan Application – 307 Elm Street”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee Meeting of August 29, 2022.

CARRIED

12. Members' Motions

Rules of Procedure

Councillor Landry-Altman presented a motion regarding section 11.2.2.3 Montrose Avenue North from Phase Two of the Official Plan Review and asked that it be presented at the September 12, 2022 Planning Committee Meeting.

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.

13. Addendum

No Addendum was presented.

14. Civic Petitions

No Petitions were submitted.

15. Question Period

Please visit: <https://www.greatersudbury.ca/agendas> to view questions asked.

16. Adjournment

Councillor Kirwan moved to adjourn the meeting. Time: 2:37 p.m.

CARRIED