

Minutes

For the Planning Committee Meeting

February 6, 2023
Tom Davies Square

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| Present (Mayor and Councillors) | Councillor Fortin, Councillor Cormier, Councillor Leduc, Councillor Landry-Altmann |
| Absent | Councillor Lapierre |
| City Officials | Kris Longston, Director of Planning Services, Alex Singbush, Manager of Development Approvals, Robert Webb, Supervisor of Development Engineering, Wendy Kaufman, Senior Planner, Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk, Franca Bortolussi, AA to the City Solicitor and Clerk, Erin Foresheew, Clerk's Services Assistant |

Councillor Cormier, In the Chair

1. Call to Order

The meeting commenced at 11:45 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:

PL2023-38

Moved By Councillor Leduc

Seconded By Councillor Fortin

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 Martindale Road, Sudbury; in accordance with the Municipal Act, 2001, par. 239(2)(c).

CARRIED

At 11:47 a.m., the Planning Committee moved into Closed Session.

4. Recess

At 11:50 p.m., the Planning Committee recessed.

5. Open Session

At 1:00 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 Poland Street, Copper Cliff

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

Mary Jane Olipane, agent for the applicant was present. Robert Ivey, the owner of the property, was present.

Wendy Kaufman, Senior Planner, outlined the report.

The agent for the applicant addressed the Committee and responded to questions from the Committee Members.

The chair asked whether there was anyone else who wished to speak in favour of against this application and hearing none:

Rules of Procedure

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

The following resolution was presented:

THAT the City of Greater Sudbury approves the application by Robert Ivey to amend Zoning By-law 2010-100Z by changing the zoning classification from "R1-5", Low Density Residential One, to "R1-5(S)" Low Density Residential Special, on lands described as PIN 73599-0325, Parcel 40767, Lot 114, Plan M-1023, Lot 12, Concession 2, Township of McKim, as outlined in the report entitled "0 Poland Street, Copper Cliff", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on February 6, 2023, subject to the following conditions:

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

- a. In addition to the uses permitted in the R1-5 Zone, a parking lot shall be permitted;
 - b. a reduced southerly planting strip width of 0.97 m shall be permitted, where 3.0 m is required;
 - c. a reduced parking aisle width of 5.5 m shall be permitted, where 6.0 m is required;
 - d. a reduced driveway width of 5.18 m shall be permitted, where a minimum driveway width of 6.0 m is required for two-way traffic; and
 - e. parking shall be permitted to encroach 1 m into the required front yard.
2. That prior to the enactment of the amending by-law, the owner shall enter into a site plan control agreement with the City.
 3. That conditional approval shall lapse on February 7, 2025 unless Condition 2 above has been met or an extension has been granted by Council.

Rules of Procedure

Councillor Fortin presented the following amendment:

PL2023-39-A-1

Moved By Councillor Fortin

Seconded By Councillor Landry-Altmann

THAT the resolution be amended to include the following wording at the end of #2:

"That shall address amongst other things the provision of a paved apron within the gravel parking lot".

YEAS: (4): Councillor Fortin, Councillor Cormier, Councillor Leduc, and Councillor Landry-Altmann

Absent (1): Councillor Lapierre

CARRIED (4 to 0)

Rules of procedure

With the concurrence of the committee the reading of the resolution as amended was waived.

The resolution as amended was then presented:

PL2023-39

Moved By Councillor Fortin

Seconded By Councillor Landry-Altmann

As Amended:

THAT the City of Greater Sudbury approves the application by Robert Ivey to amend Zoning By-law 2010-100Z by changing the zoning classification from “R1-5”, Low Density Residential One, to “R1-5(S)” Low Density Residential Special, on lands described as PIN 73599-0325, Parcel 40767, Lot 114, Plan M-1023, Lot 12, Concession 2, Township of McKim, as outlined in the report entitled “0 Poland Street, Copper Cliff”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on February 6, 2023, subject to the following conditions:

1. That the amending zoning by-law include the following site-specific provisions:
 1. In addition to the uses permitted in the R1-5 Zone, a parking lot shall be permitted;
 2. a reduced southerly planting strip width of 0.97 m shall be permitted, where 3.0 m is required;
 3. a reduced parking aisle width of 5.5 m shall be permitted, where 6.0 m is required;
 4. a reduced driveway width of 5.18 m shall be permitted, where a minimum driveway width of 6.0 m is required for two-way traffic; and
 5. parking shall be permitted to encroach 1 m into the required front yard.
2. That prior to the enactment of the amending by-law, the owner shall enter into a site plan control agreement with the City that shall address amongst other things the provision of a paved apron within the gravel parking lot.
3. That conditional approval shall lapse on February 7, 2025 unless Condition 2 above has been met or an extension has been granted by Council.

YEAS: (4): Councillor Fortin, Councillor Cormier, Councillor Leduc, and Councillor Landry-Altmann

Absent (1): Councillor Lapierre

CARRIED (4 to 0)

9. Matters Arising from the Closed Session

Councillor Cormier, as Chair of the Closed Session, reported that the Committee met in Closed Session to deal with an update regarding one proposed or pending acquisition or disposition of land matters regarding Martindale Road, Sudbury. One recommendation emanated from this meeting.

The following resolution was presented:

PL2023-40

Moved By Councillor Cormier

Seconded By Councillor Fortin

THAT the City of Greater Sudbury authorize the sale of part of a lane east of Martindale Road, Sudbury, legally described as PIN 73589-0851(LT), being part of a Lane on Plan M-145, Township of McKim, City of Greater Sudbury;

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

10. Consent Agenda

The following resolution was presented:

PL2023-41

Moved By Councillor Leduc

Seconded By Councillor Landry-Altmann

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

CARRIED

The following are the consent agenda items:

10.1 Routine Management Reports

10.1.1 Cote Boulevard, Hanmer

PL2023-42

Moved By Councillor Leduc

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 73508-1102, Part of Parcel 698 S.E.S., in Lot 12, Concession 3, Township of Capreol, City of Greater Sudbury, File 7807/08006, as outlined in the report entitled “Cote Boulevard, Hanmer”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on February 6, 2023 as follows:

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

“That this draft approval shall lapse on September 30, 2025.”

- b. By deleting the following paragraph from Condition #35:

“The underground storm sewer system within future right-of-way classified as collector, 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 10 year design storm.”

CARRIED

10.1.2 Part of Old Wanup Road, Wanup – Apply to be Registered Owner, Road Closure and Declaration of Surplus Land

PL2023-43

Moved By Councillor Leduc

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury apply to the Land Registry Office to be recorded as owner, close by by-law, and declares surplus to the City's needs the abandoned portion of the unopened road known as Old Wanup Road, Wanup, legally described as part of PIN 73470-0319(LT) being Parts 1 and 2 on Plan 53R-21681, part of Lot 5, Concession 3, Township of Dill, City of Greater Sudbury;

AND THAT the unopened road allowance be offered for sale to the abutting property owner 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 “Part of Old Wanup Road, Wanup – Apply to be Registered Owner, Road Closure and Declaration of Surplus Land”, from the General Manager of Corporate Services, presented at the Planning Committee meeting on February 6, 2023.

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 Fortin moved to adjourn the meeting. Time 1:36 p.m.