

Moved By Councillor McCausland No. PL2021- 63

Seconded By Councillor Landry-Altman Date Monday, March 22, 2021

THAT the City of Greater Sudbury approves the application by Bonaventure Development Company Ltd. to amend Zoning By-law 2010-100Z zoning classification on the subject lands from "R1-5", Low Density Residential One to "R1-5", Low Density Residential Special, "R1-5(S)", Low Density Residential One Special, "R2-2", Low Density Residential Two and "R3", Medium Density Residential on those lands described as Lots 64-95, 97-117, 127-175, Blocks D & E & Part of Block C, Plan M-1058, Lot 1, Concession 3, Township of Balfour, as outlined in the report entitled "Keith Avenue & Pinellas Road, Chelmsford," from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on March 22, 2021, subject to the following conditions:

1. That prior to the passing 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 a holding provision be applied to the lands and that the holding provision not be removed from the lands until such time as the following items have been addressed:
 - a. That the owner has applied for and received all final approvals related to development of the lots and the construction of Winnipeg Street, including but not limited to erosion and sediment control, lot grading, municipal infrastructure and servicing, and storm-water management all to the satisfaction of the General Manager of Growth and Infrastructure;
 - b. That the owner demonstrate that any fill to be placed in the floodplain will not negatively impact the flood retention capacity nor cause flooding impacts downstream to the satisfaction of Conservation Sudbury;
 - c. That a qualified professional identify the extent of any wetland on the subject parcels. Should it be determined that wetland exists, the submission of a geotechnical report is required demonstrating the suitability of development to the satisfaction of Conservation Sudbury; and,
3. That the holding provision continue to permit only those residential land uses and accessory uses permitted in the standard "R1-5" Zone until Council has removed the holding provision.
4. That conditional approval shall lapse on April 13, 2023 unless Condition #1 above has been met or Council has granted an extension.

YEAS:

McCausland
Leduc
Landry-Altman
Kirwan

CARRIED
Monday, March 22, 2021

Councillor Kirwan, Chair
*Committee Resolutions are not ratified
until approved by City Council.*

Bill 73 Requirements

Public Hearing No. -3-Regarding Resolution No. PL2021- 63Date March 22, 2021**Option 1:**

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

Option 2:

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

Option 3:

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

a) _____

b) _____

c) _____

d) _____

e) _____



Councillor Kirwan, Chair