

# **Minutes**

## **For the Planning Committee Meeting**

March 20, 2023  
Tom Davies Square

Present (Mayor and Councillors)	Councillor Lapierre, Councillor Fortin, Councillor Cormier, Councillor Leduc, Councillor Landry-Altmann
City Officials	Alex Singbush, Manager of Development Approvals, Kris Longston, Director of Planning Services, Robert Webb, Supervisor of Development Engineering, Glen Ferguson, Senior Planner, Mauro Manzon, Senior Planner, Wendy Kaufman, Senior Planner, Bailey Chabot, Senior Planner, Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk, Franca Bortolussi, AA to the City Solicitor and Clerk, Erin Foreshew, Clerk's Services Assistant, Ashley Gosselin, Clerk's Services Assistant, Jodie Godbout, Clerk's Services Assistant

### **Councillor Cormier, In the Chair**

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#### **1. Call to Order**

The meeting commenced at 1:01 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 1325 Bellevue Avenue, Sudbury**

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

Evelyn Dutrisac, agent for the applicant, was present.

Mr. and Mrs. Morin, owners, were present.

Bailey Chabot, Senior Planner, outlined the report.

The Planning Department responded to questions from the Committee members.

The agent for the applicant 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 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:

**PL2023-51**

Moved By Councillor Lapierre

Seconded By Councillor Leduc

THAT the City of Greater Sudbury approves the application by the Community Church of the Way to amend Zoning By-law 2010-100Z by changing the zoning classification from “I(43)”, Institutional Special to “C1”, Local Commercial Special on lands described as PIN 73581-0275, Parcel 14649 SEC SES; Lots 75 and 76, Plan M129, Township of McKim; S/T LT154590, LT23487; Greater Sudbury, as outlined in the report entitled “1325 Bellevue Avenue, Sudbury”, from the General Manager, Growth and Infrastructure, presented at the Planning Committee meeting on March 20, 2023, subject to the following conditions:

1. That prior to the enactment of an amending zoning by-law:
  - a. The owner shall have constructed a test maintenance hole to the satisfaction of the Director of Planning Services.
2. That the amending zoning by-law include the following site-specific provisions:
  - a. ‘Business office’, to a maximum net floor area of 150 metres squared per lot, be a permitted use; and,
  - b. The following uses be prohibited:
  - c. Group Home Type 1;
  - d. Private Home Daycare; and,
  - e. Day Care Centre

YEAS: (5): Councillor Lapierre, Councillor Fortin, Councillor Cormier, Councillor Leduc, and Councillor Landry-Altmann

**CARRIED (5 to 0)**

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

**4.2 500 Tedman Avenue, Sudbury**

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

Glen Ferguson, Senior Planner, outlined the report.

The Planning Department responded to questions from the Committee members.

Stu Gibbins and Christopher Lewis, concerned area residents, provided comments and 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.

Rules of Procedure

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

The following resolution was presented:

**PL2023-52**

Moved By Councillor Lapierre

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury denies the application by Unlimited Wealth Enterprises Ltd. to amend Bylaw 2010-100Z being the Zoning By-law for the City of Greater Sudbury by changing the zoning classification on the subject lands from "R2-2", Low Density Residential Two to "R2-2(S)", Low Density Residential Two Special on those lands described as PIN 02130-0080, Parcel 3660, Plan M-100 Lot 6, Concession 4, Township of McKim, as outlined in the report entitled "500 Tedman Avenue, Sudbury" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of March 20, 2023.

YEAS: (5): Councillor Lapierre, Councillor Fortin, Councillor Cormier, Councillor Leduc, and Councillor Landry-Altmann

**CARRIED (5 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 2059 Bancroft Drive, Sudbury**

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

Leighton Roslyn, Lawyer for the applicant was present.

Angele Dmytruk, agent for the applicant was present.

Glen Ferguson, Senior Planner, outlined the report.

The Planning Department responded to questions from the Committee members.

The agent for the applicant provided comments and responded to questions from the Committee members.

Billie Joe Stewart, concerned area resident, provided comments and 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 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:

#### **PL2023-53**

Moved By Councillor Leduc

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury approves the application by L'Arche Sudbury Place Inc. to amend Bylaw 2010100Z being the Zoning By-law for the City of Greater Sudbury by changing the zoning classification on the subject lands from from "R3-1.D30(10)", Medium Density Residential Special to an amended "R3-1.D30(10)", Medium Density Residential Special on those lands described as PINs 73577-0505 & 73577-0556, Parcels 13122 & 5691, Plan 53R-6247, Lot 11, Concession 3, Township of Neelon, as outlined in the report entitled "2059 Bancroft Drive, Sudbury" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of March 20, 2023, subject to the following conditions:

1. That the amending zoning by-law include the following site-specific provisions:
  - a. That a business office and assembly hall with kitchen facilities be added as permitted uses on the lands;
  - b. That the business office have a maximum gross floor area of 184 m<sup>2</sup> and the assembly hall with kitchen facilities have a maximum gross floor area of 436 m<sup>2</sup>;
  - c. That the accessory and circulatory areas associated with the business office and assembly hall with kitchen facilities have a maximum gross floor area 295 m<sup>2</sup>;
  - d. That one parking space per residential dwelling unit be required for the multiple dwelling situated on the southerly portion of the lands that is accessed from Second Avenue;
  - e. That the street-line abutting Bancroft Drive shall be considered to be the front lot line; and,
  - f. That any necessary further site-specific relief identified during preparation of an amending zoning by-law related to landscaped/open space areas and parking areas as depicted on the Concept Plan be provided for accordingly.

#### Rules of Procedure

Councillor Leduc presented the following amendment:

#### **PL2023-53-A1**

Moved By Councillor Leduc

Seconded By Councillor Lapierre

THAT the resolution be revised to change 184 m<sup>2</sup> to 221 m<sup>2</sup> and 436 m<sup>2</sup> to 525 m<sup>2</sup> in condition 1.b.

AND THAT 295 m<sup>2</sup> be changed to 354 m<sup>2</sup> in condition 1.c.

YEAS: (5): Councillor Lapierre, Councillor Fortin, Councillor Cormier, Councillor Leduc, and Councillor Landry-Altmann

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

#### Rules of Procedure

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

The resolution as amended, was presented:

**PL2023-53**

Moved By Councillor Leduc

Seconded By Councillor Lapierre

As amended

THAT the City of Greater Sudbury approves the application by L'Arche Sudbury Place Inc. to amend Bylaw 2010100Z being the Zoning By-law for the City of Greater Sudbury by changing the zoning classification on the subject lands from "R3-1.D30(10)", Medium Density Residential Special to an amended "R3-1.D30(10)", Medium Density Residential Special on those lands described as PINs 73577-0505 & 73577-0556, Parcels 13122 & 5691, Plan 53R-6247, Lot 11, Concession 3, Township of Neelon, as outlined in the report entitled "2059 Bancroft Drive, Sudbury" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of March 20, 2023, subject to the following conditions:

1. That the amending zoning by-law include the following site-specific provisions:
  - a. That a business office and assembly hall with kitchen facilities be added as permitted uses on the lands;
  - b. That the business office have a maximum gross floor area of 221 m<sup>2</sup> and the assembly hall with kitchen facilities have a maximum gross floor area of 525 m<sup>2</sup>;
  - c. That the accessory and circulatory areas associated with the business office and assembly hall with kitchen facilities have a maximum gross floor area 354 m<sup>2</sup>;
  - d. That one parking space per residential dwelling unit be required for the multiple dwelling situated on the southerly portion of the lands that is accessed from Second Avenue;
  - e. That the street-line abutting Bancroft Drive shall be considered to be the front lot line; and,
  - f. That any necessary further site-specific relief identified during preparation of an amending zoning by-law related to landscaped/open space areas and parking areas as depicted on the Concept Plan be provided for accordingly.

YEAS: (5): Councillor Lapierre, Councillor Fortin, Councillor Cormier, Councillor Leduc, and Councillor Landry-Altmann

**CARRIED (5 to 0)**

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

#### **4.4 2131 Bancroft Drive, Sudbury**

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

Dave Dorland, agent for the applicant was present.

Sam Angela, owner, was present.

Wendy Kauffman, Senior Planner, outlined the report.

The Planning Department responded to questions from the Committee members.

The agent for the applicant provided comments.

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:

##### **PL2023-54**

Moved By Councillor Leduc

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury approves the application by Bravo Construction Limited to amend Zoning By-law 2010-100Z by changing the zoning classification from "R1-5", Low Density Residential One to "R3(S)", Medium Density Residential Special, on lands described as PIN 73577-0535, Parcel 10919, Lot 11, Concession 3, Township of Neelon, as outlined in the report entitled "2131 Bancroft Drive, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on March 20, 2023, subject to the following conditions:

1. That the amending zoning by-law include the following site-specific provisions:
  - i. to permit a total of 4 row dwelling units in one building, and related accessory uses, on the easterly portion of the property;
  - ii. to permit a total of 3 row dwelling units in one building, and related accessory uses, on the westerly portion of the property;

- iii. to require a minimum front yard setback of 6.0 m where 7.5 m is required, inclusive of a 3.0 m road widening to be dedicated to the City on demand and a 3.0 m hydro easement; and
  - iv. to permit a privacy yard of 6.3 m where 7.5 m is required for a row dwelling on the easterly portion of the property only;
  - v. to eliminate the requirement for a planting strip along the westerly and southerly property lines, and to require a 1.8 m wide planting strip along the easterly property line including a 1.5 m opaque fence beginning 6 m from the front line and extending to 15 m from the rear lot line; and
  - vi. Any minor site-specific relief to the City's Zoning By-law identified in the review of the amended concept plan described in Condition #5 be provided for accordingly.
- 2. That prior to the adoption of the amending by-law, that the outlet for the stormwater management for this location, which will be directly into a natural body of water, be approved by the Ministry of Environment, Conservation and Parks (MECP).
- 3. That prior to the adoption of the amending by-law, a lot grading and drainage plan be provided, designed by a consulting civil engineer with a Valid Certificate of Authorization from the Association of Professional Engineers of Ontario or an Ontario Land Surveyor specialized in this work, to the satisfaction of the General Manager of Growth and Infrastructure. The information should include at a minimum the grading of both lots, the grading for the shared driveway, and must include all stormwater management features as approved by MECP. The stormwater management features will need to be designed to the greater of the 100-year or Timmins storm.
- 4. That prior to the adoption of the amending by-law, Conservation Sudbury issue a permit pursuant to Section 28 of the Conservation Authorities Act.
- 5. That prior to the adoption of the amending by-law, an amended concept plan be provided to the satisfaction of the Director of Planning Services. The concept plan must align with the required lot grading plan, and demonstrate compliance with all applicable and proposed zone provisions including the following items currently not shown:
  - i. privacy yards for all dwelling units;
  - ii. shoreline buffer area extending 12 m from the high water mark of Frobisher Creek excepting areas permitted to be cleared, and



reflecting the works approved in the Section 28 permit described in Condition #3.

6. That prior to the adoption of the amending by-law, a driveway entrance permit has been issued, and the existing entrance has been closed and the curb, sidewalk and boulevard have been reinstated to City standards.
7. That prior to the adoption of the amending by-law, the owner shall provide the Development Approvals Section with a registered survey plan outlining the easterly and westerly portion of the lands to be rezoned to enable the preparation of an amending zoning by-law.
8. That prior to the adoption of the amending by-law, the owner shall submit an application for land severance (consent) to transfer the easterly portion of the lands to be rezoned separately from the westerly portion.
9. That conditional approval shall lapse on March 21, 2025 unless Conditions 2, 3, 4, 5, 6, 7 and 8 above have been met or an extension has been granted by Council.

YEAS: (5): Councillor Lapierre, Councillor Fortin, Councillor Cormier, Councillor Leduc, and Councillor Landry-Altmann

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

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

#### **4.5 0 Deschene Road, Hanmer**

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 agent for the applicant provided comments and 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 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:

**PL2023-55**

Moved By Councillor Lapierre

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury denies the application by Rene Guenette, Paul Marleau, Richard A. Pharand & Robert Lamoureux to amend the City of Greater Sudbury Official Plan in order to provide site-specific exceptions to the rural lot creation policies of Sections 5.2.2 and 21.94 (OPA #83) on lands described as PIN 73504-3120, Part 4, Plan 53R-20867 in Lot 4, Concession 3, Township of Hanmer, as outlined in the report entitled "0 Deschene Road, Hanmer" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on March 20, 2023.

Rules of Procedure

A Roll Call Vote was held:

NAYS: (5): Councillor Lapierre, Councillor Fortin, Councillor Cormier, Councillor Leduc, and Councillor Landry-Altmann

**DEFEATED (0 to 5)**

*Recess: 3:08 p.m.*

*Reconvene 3:15 p.m.*

Rules of Procedure

The following alternate resolution was presented:

**PL2023-56**

Moved By Councillor Lapierre

Seconded By Councillor Fortin

Resolution regarding the Official Plan Amendment:

THAT the City of Greater Sudbury approves the application by Rene Guenette, Paul Marleau, Richard A. Pharand & Robert Lamoureux to amend the City of Greater Sudbury Official Plan in order to provide site-specific exceptions to the rural lot creation policies of Sections 5.2.2 and 21.94 (OPA #83) on lands described as PIN 73504-3120, Part 4, Plan 53R-20867 in Lot 4, Concession 3, Township of Hanmer, as outlined in the report entitled "Deschene Road, Hanmer" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on March 20, 2023, subject to the following conditions:

- i. Notwithstanding Sections 5.2.2 and 21.94 of the Official Plan, the severance of three (3) additional lots with a minimum area of 2 ha shall be permitted, where six (6) lots have already been severed

from the parent parcel since June 14, 2006 being the adoption date of the Official Plan.

- ii. The installation of a septic system shall not be permitted within Wellhead Protection Area (WHPA) B of Philippe Well C.

YEAS: (5): Councillor Lapierre, Councillor Fortin, Councillor Cormier, Councillor Leduc, and Councillor Landry-Altmann

**CARRIED (5 to 0)**

Rules of Procedure

The following alternate resolution was presented:

**PL2023-57**

Moved By Councillor Lapierre

Seconded By Councillor Fortin

Resolution regarding the Consent Referral:

THAT the City of Greater Sudbury approves the request by Rene Guenette, Paul Marleau, Richard A. Pharand & Robert Lamoureux to permit the creation of three (3) additional lots on lands described as PIN 73504-3120, Part 4, Plan 53R-20867 in Lot 4, Concession 3, Township of Hanmer, to proceed by way of the consent process, as outlined in the report entitled "Deschene Road, Hanmer" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on March 20, 2023.

YEAS: (5): Councillor Lapierre, Councillor Fortin, Councillor Cormier, Councillor Leduc, and Councillor Landry-Altmann

**CARRIED (5 to 0)**

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

**5. Members' Motions**

No Motions were presented.

**6. Addendum**

No Addendum was presented.

**7. Civic Petitions**

No Petitions were submitted.

**8. Question Period**

No Questions were asked.

**9. Adjournment**

Councillor Cormier moved to adjourn the meeting. Time: 3:20 p.m.