

Minutes

For the Planning Committee Meeting

June 13, 2022
Tom Davies Square

Present (Mayor and Councillors)	Councillor McCausland, Councillor Lapierre, Councillor Leduc, Councillor Landry-Altmann, Councillor Kirwan
City Officials	Kris Longston, Director of Planning Services, Alex Singbush, Manager of Development Approvals, Robert Webb, Supervisor of Development Engineering, Joe Rocca, Director of Infrastructure Capital Planning, Glen Ferguson, Senior Planner, Mauro Manzon, Senior Planner, Wendy Kaufman, Senior Planner, Danielle Derochie, Deputy City Clerk, Christine Hodgins, Legislative Compliance Coordinator, Franca Bortolussi, Administrative Assistant to the City Solicitor and Clerk

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 1284 and 1293 Dew Drop Road, Sudbury

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

Brent Kennedy, the applicant and Kevin Jarus, Tulloch Engineering Ltd., agent for the applicant were present.

Glen Ferguson, Senior Planner, outlined the report.

The agent for the applicant provided comments to 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:

PL2022-75

Moved By Councillor Lapierre

Seconded By Councillor McCausland

THAT the City of Greater Sudbury approves the applications by Brent & Fiona Kennedy and Ross & Valerie Mantle to amend Zoning By law 2010 100Z for the City of Greater Sudbury by changing the zoning classification on a southerly portion of the subject lands from “R1-2”, Low Density Residential One to “RS”, Rural Shoreline and “RU”, Rural and on a northerly portion of the subject lands from “RU”, Rural to “RS”, Rural Shoreline and “R1-2”, Low Density Residential One on those lands described as PIN 73473-0017, Parcel 47812, Part 7, Plan 53R-10979, Part of Lot 9, Concession 3, Township of Broder and PIN 73473-0303, Parcel 8132, Parts 1 to 5, Plan 53R-19682, Part of Lot 9, Concession 3, Township of Broder, as outlined in the report entitled “1284 and 1293 Dew Drop Road, Sudbury”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on June 13, 2022, subject to the following conditions:

1. That prior to the enactment 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; and,

2. That conditional approval shall lapse on June 28, 2024, unless Condition #1 above has been met or an extension has been granted by Council.

Rules of Procedure

A Recorded Vote was held:

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

4.2 5 Westview Crescent, Lively

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

Vanessa Smith, Tulloch Engineering Ltd., the agent for the applicant was present.

Glen Ferguson, Senior Planner, outlined the report.

The agent for the applicant provided comments to Committee Members.

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 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:

PL2022-76

Moved By Councillor Landry-Altmann

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury approves the application by 10227595 Canada Inc. to amend Zoning By law 2010 100Z for the City of Greater Sudbury by changing the zoning classification on the subject lands from "C2(110)", General Commercial Special to "R3(S)", Medium Density Residential Special on those lands described as PINs 73375-0953, 73375-0949 & 73375-0951, Parcel 15384, Parts 2 to 4, 53R-10782, Lot 6, Concession 4, Township of Waters, as outlined in the report entitled "5 Westview Crescent, Lively", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on June 13, 2022, subject to the following conditions:

1. That prior to the enactment of an amending zoning by-law the owner shall apply for any required building permits and resolve all existing building permits applicable to 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 a multiple dwelling containing a maximum of ten residential dwelling units and a private home daycare be the only permitted uses on the lands;

b) That no planting strip shall be required abutting the rear lot line of Part 11, Plan 53R-12328 and abutting Part 1, Plan 53R-19592;

c) That a refuse storage area be permitted in the rear yard; and,

d) That any necessary site-specific relief that would be required in order to recognize the existing storage building be provided for accordingly.

3. That conditional approval shall lapse on June 28, 2024 unless Condition #1 above has been met or an extension has been granted by Council.

Rules of Procedure

A Recorded Vote was held:

YEAS: (5): Councillor McCausland, Councillor Lapierre, Councillor Leduc, Councillor Landry-Altmann, and Councillor Kirwan

CARRIED (5 to 0)

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

4.3 380 Chicago Mine Road, Worthington

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

Kevin Jarus, Tulloch Engineering, agent for the applicant was present.

Wendy Kaufman, 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:

PL2022-77

Moved By Councillor McCausland

Seconded By Councillor Leduc

Resolution regarding the Official Plan Amendment:

THAT the City of Greater Sudbury approves the application by Glencore Canada Corporation, to amend the City of Greater Sudbury Official Plan by providing a site-specific exemption to the lot creation policies of Section 5.2.2(2) Rural and Waterfront Lot Creation to permit the creation of a 2.3 ha residential lot with no public road frontage, where 90 m of public road frontage is required, and subject to obtaining an easement for access to Chicago Mine Road in favour of the residential lot, on those lands described as PIN 73383-0186, Parcel 7404 SWS, Part Lot 6, Concession 5, Township of Drury, Worthington, as outlined in the report entitled “380 Chicago Mine Road, Worthington”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on June 13, 2022, subject to the following conditions:

- That the Official Plan Amendment be enacted concurrently with the zoning by-law amendment.
- Conditional approval shall lapse on June 28, 2024 unless the above has been met or an extension has been granted by Council.

Rules of Procedure

A Recorded Vote was held:

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, was 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:

PL2022-78

Moved By Councillor McCausland

Seconded By Councillor Leduc

Resolution regarding the Rezoning:

THAT the City of Greater Sudbury approves the application by Glencore Canada Corporation to amend Zoning By-law 2010-100Z by changing the zoning classification on the subject lands from “M4”, Mining Industrial to “RU(S)”, Rural Special on lands described as PIN 73383-0186, Parcel 7404 SWS, Part Lot 6, Concession 5, Township of Drury, Worthington, as outlined in the report entitled “380 Chicago Mine Road, Worthington”, from the General Manager of Growth and Infrastructure, presented at the

Planning Committee meeting on June 13, 2022, subject to the following conditions:

1. 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 lands to be rezoned to enable the preparation of an amending zoning by-law.

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

- The minimum required lot frontage shall be 0 m, where 90 m is required;
- The minimum required setback from the southerly lot line shall be 5 m, where 10 m is required; and
- Development shall be permitted on the basis of an easement for access, where buildings shall not be erected on a lot that does not have frontage on an assumed road.

3. Conditional approval shall lapse on June 28, 2024 unless Condition 1 above has been met or an extension has been granted by Council.

Rules of Procedure

A Recorded Vote was held:

YEAS: (5): Councillor McCausland, Councillor Lapierre, Councillor Leduc, Councillor Landry-Altmann, and Councillor Kirwan

CARRIED (5 to 0)

4.4 3389 Bancroft Drive, Sudbury

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

Steven Evans, the applicant was present.

Mauro Manzon, 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 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.

The following resolution was presented:

PL2022-79

Moved By Councillor Lapierre

Seconded By Councillor McCausland

THAT the City of Greater Sudbury denies the application by Steven Evans & Lacey Pitre to amend Zoning By-law 2010-100Z by changing the zoning classification from "RU", Rural to "RU Special", Rural Special on lands described as PIN 73574-0154, Parts 6 to 11, Plan 53R-19290 in Lot 8, Concession 3, Township of Neelon, as outlined in the report entitled "3389 Bancroft Drive, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on June 13, 2022.

Rules of Procedure

A Recorded Vote was held:

NAYS: (5): Councillor McCausland, Councillor Lapierre, Councillor Leduc, Councillor Landry-Altmann, and Councillor Kirwan

DEFEATED (0 to 5)

Recess

At 3:02 p.m. the Committee recessed.

Reconvene

At 3:07 p.m. the Committee reconvened.

Rules of Procedure

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

The following alternate resolution was presented:

PL2022-80

Moved By Councillor McCausland

Seconded By Councillor Leduc

THAT the City of Greater Sudbury approves the application by Steven Evans & Lacey Pitre to amend Zoning By-law 2010-100Z by changing the zoning classification from "RU", Rural to "RU Special", Rural Special on lands described as PIN 73574-0154, Parts 6 to 11, Plan 53R-19290 in Lot 8, Concession 3, Township of Neelon, as outlined in the report entitled "3389 Bancroft Drive, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on June 13, 2022, subject to the following conditions:

1. Prior to the enactment of the amending by-law, the owner shall obtain approval from Public Health Sudbury & Districts for the installation of a private sewage disposal system on the subject land;
2. That the amending by-law includes the following site-specific provisions:
 - i. Notwithstanding Section 4.2.10, one (1) additional secondary dwelling unit in an accessory building shall be permitted in addition to the existing secondary dwelling unit in an accessory building;
 - ii. The septic system and leaching bed shall have a minimum setback of 15 metres from the high water mark of the adjacent watercourse; and,
 - iii. The maximum building height for a secondary dwelling unit in an accessory building shall be 7.6 metres.
3. Conditional approval shall lapse on June 28, 2024 unless Condition 1 above has been met or an extension has been granted by Council.

Rules of Procedure

A Recorded Vote was held:

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

5. Consent Agenda

Recess

At 3:13 p.m. the Committee recessed.

Reconvene

At 3:26 p.m. the Committee reconvened.

The following resolution was presented:

PL2022-81

Moved By Councillor Leduc

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury approves Consent Agenda item 5.1.1 and 5.1.2.

Rules of Procedure

Councillor Leduc pulled 5.1.1 Greenwood Subdivision, Sudbury for separate vote.

The following resolution was presented:

PL2022-81

Moved By Councillor Leduc

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury approves Consent Agenda item 5.1.2.

CARRIED

The following are the Consent Agenda items:

5.1 Routine Management Reports

5.1.2 Countryside Drive, Sudbury

PL2022-82

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 the Remainder of Parcel 25851 S.E.S. in Lots 5 & 6, Concession 5, Township of Broder, City of Greater Sudbury, File 780 6/88016, as outlined in the report entitled "Countryside Drive, Sudbury", from the General Manager of Growth and Infrastructure, presented at the meeting on June 13, 2022 as follows:

a)By deleting Condition #1 and replacing it with the following:

"That this draft approval applies to the draft plan of subdivision of Parcel 25851 S.E.S. in Lots 5 and 6, Concession 5, Township of Broder, as shown on a plan prepared by D. W. Ogilvie, O.L.S. and dated July 25, 1991; as amended by the plan prepared by Dennis Consultants and dated April 16, 2002; and, as further amended by the plan prepared by SOS Surveyors on Site Inc., and dated April 21, 2022."

b)By amending Condition #9 by adding Nickel District Conservation Authority as a reviewing body.

c)By deleting Condition #31 and replacing it with the following:

"The owner shall provide to the City, as part of the submission of servicing plans, a Sediment and Erosion Control Plan detailing the location and types of sediment and erosion control measures to be implemented during the construction of each phase of the project.

Said plan shall be to the satisfaction of the Nickel District Conservation Authority and the Director of Planning Services. The siltation control shall remain in place until all disturbed areas have been stabilized. All sediment and erosion control measures shall be inspected daily to ensure that they are functioning properly and are maintained and/or updated as required. If the sediment and erosion control measures are not functioning properly, no further work shall occur until the sediment and/or erosion problem is addressed.”

d)By adding the following as Condition #46:

“Traffic calming is required to be integrated into the road design of Teravista Drive to the satisfaction of the General Manager of Growth and Infrastructure.”

e)By adding the following as an information note to be included at the end of the draft conditions:

“Please be advised that the Nickel District Conservation Authority regulates the hazards associated with natural features and uses mapping as a tool to identify those hazards for the public. Although the Nickel District Conservation Authority makes every effort to ensure accurate mapping, regulated natural hazards may exist on-site that have not yet been identified. Should a regulated natural hazard be discovered as the site is developed, the applicant must halt works immediately and contact Conservation Sudbury directly at 705.674.5249. Regulated natural hazards include flood plains, watercourses, shorelines, wetlands, and valley slopes.”

CARRIED

5.1.1 Greenwood Subdivision, Sudbury

Item 5.1.1 was dealt with separately

The following resolution was presented:

PL2022-83

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 a plan of subdivision on those lands described as PIN 73578-0515, Part 1, Plan 53R-18272, Part of Lots 11 & 12, Concession 3, Township of Neelon, File # 780-6/07002, as outlined in the report entitled “Greenwood Subdivision, Sudbury”, from the General Manager of Growth and Infrastructure, presented at the meeting on June 13, 2022, as follows:

1.By adding the word “Services” after the words “Director of Planning” in Condition #9;

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

“10. That this draft approval shall lapse on November 28, 2025.”;

3.By adding the words “and Nickel District Conservation Authority.” after the words “by the City” at the end of the first sentence in Condition #13;

4.By deleting the words “Union Gas” and replacing them with “Enbridge Gas” in Condition #22;

5.By deleting Condition #24 and replacing it with the following:

“24.The owner shall provide proof of sufficient fire flow in conjunction with the submission of construction drawings for each phase of construction. All costs associated with upgrading the existing distribution system to service this subdivision will be borne totally by the owner.”;

6.By adding a new Condition #37 as follows:

“37.The owner shall provide proof of sufficient sanitary sewer capacity in conjunction with the submission of construction drawings for each phase of construction. All costs associated with upgrades to the downstream works required to service this subdivision will be borne totally by the owner.”; and,

7.By adding a new Condition #38 as follows:

“38.That where the small wetlands as indicated by the Nickel District Conservation Authority exist and are located within residential lots, the organic and peat soils of the wetlands shall be completely excavated and replaced with engineered fill all to the satisfaction of the Nickel District Conservation Authority.”

Councillor Leduc presented the following amendment:

PL2022-83-A1

Moved By Councillor Leduc

Seconded By Councillor Landry-Altmann

THAT the resolution be amended to include the following condition:

8. By adding a new Condition #39 as follows:

“39. That the owner be required to install traffic calming measures on Greenwood Drive from Second Avenue to Street “A” if determined to be appropriate and warranted as per the City's Traffic Calming Policy to the satisfaction of the General Manager of Growth and Infrastructure.”

CARRIED

The resolution as amended was presented:

PL2022-83

Moved By Councillor Leduc

Seconded By Councillor Landry-Altmann

As Amended:

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 PIN 73578-0515, Part 1, Plan 53R-18272, Part of Lots 11 & 12, Concession 3, Township of Neelon, File # 780-6/07002, as outlined in the report entitled "Greenwood Subdivision, Sudbury", from the General Manager of Growth and Infrastructure, presented at the meeting on June 13, 2022, as follows:

1.By adding the word "Services" after the words "Director of Planning" in Condition #9;

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

"10. That this draft approval shall lapse on November 28, 2025.";

3.By adding the words "and Nickel District Conservation Authority." after the words "by the City" at the end of the first sentence in Condition #13;

4.By deleting the words "Union Gas" and replacing them with "Enbridge Gas" in Condition #22;

5.By deleting Condition #24 and replacing it with the following:

"24.The owner shall provide proof of sufficient fire flow in conjunction with the submission of construction drawings for each phase of construction. All costs associated with upgrading the existing distribution system to service this subdivision will be borne totally by the owner.";

6.By adding a new Condition #37 as follows:

"37.The owner shall provide proof of sufficient sanitary sewer capacity in conjunction with the submission of construction drawings for each phase of construction. All costs associated with upgrades to the downstream works required to service this subdivision will be borne totally by the owner."; and,

7.By adding a new Condition #38 as follows:

“38. That where the small wetlands as indicated by the Nickel District Conservation Authority exist and are located within residential lots, the organic and peat soils of the wetlands shall be completely excavated and replaced with engineered fill all to the satisfaction of the Nickel District Conservation Authority.”

8. By adding a new Condition #39 as follows:

“39. That the owner be required to install traffic calming measures on Greenwood Drive from Second Avenue to Street “A” if determined to be appropriate and warranted as per the City's Traffic Calming Policy to the satisfaction of the General Manager of Growth and Infrastructure.”

CARRIED

6. Members' Motions

No Motions were presented.

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: 3:39 p.m.

CARRIED