

Minutes
For the Planning Committee Meeting

September 26, 2022
Tom Davies Square

Present (Mayor and Councillors)	Councillor McCausland, Councillor Lapierre, Councillor Leduc, Councillor Landry-Altman, Councillor Kirwan
City Officials	Alex Singbush, Manager of Development Approvals, Kris Longston, Director of Planning Services, Glen Ferguson, Senior Planner, Mauro Manzon, Senior Planner, Melissa Riou, Senior Planner, Guido Mazza, Director of Building Services/ Chief Building Official, Erin Foreshew, Clerk's Services Assistant, Franca Bortolussi, AA to the City Solicitor and Clerk, Anyse Vermette, Legislative Compliance Coordinator

Councillor Kirwan, In the Chair

1. Call to Order

The meeting commenced at 1:03 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 95 Estelle Street, Sudbury

Rules of Procedure

Motion for Deferral

Councillor Kirwan moved that this item be deferred to October 3, 2022.

At 1:24 p.m. the Committee recessed.

At 1:29 p.m. the Committee reconvened.

Rules of Procedure

A Roll Call Vote was held:

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

CARRIED (5 to 0)

DEFERRED

Councillor Leduc presented the following resolution:

PL2022-132

Moved By Councillor Leduc

Seconded By Councillor Landry-Altmann

THAT City Staff work with Communications to send a PSA tomorrow for 95 Estelle Street, Sudbury.

Rules of Procedure

A Recorded Vote was held:

YEAS: (4): Councillor Lapierre, Councillor Leduc, Councillor Landry-Altmann, and Councillor Kirwan

NAYS: (1): Councillor McCausland

CARRIED (4 to 1)

Councillor Landry-Altmann presented the following resolution:

PL2022-133

Moved By Councillor Leduc

Seconded By Councillor Landry-Altmann

THAT City of Greater Sudbury Staff return in Q2 with suggestions to modernize the public notifications.

Rules of Procedure

A Recorded Vote was held:

YEAS: (4): Councillor Lapierre, Councillor Leduc, Councillor Landry-Altmann, and Councillor Kirwan

NAYS: (1): Councillor McCausland

CARRIED (4 to 1)

Councillor Leduc presented a petition at this time as it pertained to item 4.1 95 Estelle Street, Sudbury.

4.2 5310 Deschene Road, Hanmer

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

Morris Fournier, representative for the applicants; Luc and Chantelle Fournier, 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 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:

PL2022-134

Moved By Councillor Lapierre

Seconded By Councillor Leduc

THAT the City of Greater Sudbury approves the application by Luc & Chantal Fournier to amend Zoning By-law 2010-100Z with respect to lands described as PIN 73506-0008, Parcel 53605 S.E.S., Part 1, Plan 53R-16536 in Lot 4, Concession 4, Township of Hanmer in order to extend the use of a garden suite in accordance with Section 39.1(4) of the Planning Act for a temporary period of three (3) years, as outlined in the report entitled "5310 Deschene Road, Hanmer" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 26, 2022.

Rules of Procedure

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

4.3 389 Cote Boulevard, Hanmer

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.

Glen Ferguson, Senior Planner, outlined the report.

The agent for the applicant provided comments to 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.

Rules of Procedure:

With the consent of the Mover, the following friendly amendment was made: to add "a maximum of" after "THAT" and to add " up to" before "a total of 30 residential units" in section 1(a).

The following resolution was presented:

PL2022-135

Moved By Councillor Lapierre

Seconded By Councillor McCausland

THAT the City of Greater Sudbury approves the application by Paul Charbonneau 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 "RU", Rural to "R3(S)", Medium Density Residential Special on those lands described as PIN 73508-0257, Parcel 45987, Part 1, Plan 53R-8820, Part of Lot 11, Concession 2, Township of Capreol, as outlined in the report entitled "389 Cote Boulevard, Hanmer" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of September 26, 2022, subject to the following condition:

1. That the amending zoning by-law include the following site-specific provisions:
 - a. That a maximum of three multiple dwellings having a maximum building height of two-storeys each and up to a total of 30 residential dwelling units along with private home daycares be the only permitted uses on the lands;
 - b. That a front yard setback of 9 metres be required;
 - c. That a rear yard setback of 6.5 metres be required; and,
 - d. That a minimum court of 8.7 metres between two multiple dwellings located in the rear of the lands be required

Rules of Procedure

A Roll Call Vote was held:

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

CARRIED (5 to 0)

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

4.4 2726 Whippoorwill Avenue, Sudbury

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

Dave Dorland, agent for the application, and owner Armand Charbonneau were 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 concerning this matter was closed and the Planning Committee resumed in order to discuss and vote on the application.

At 2:38 p.m. the Committee recessed.

At 2:45 p.m. the Committee reconvened.

Rules of Procedure

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

The following resolution was presented:

PL2022-136

Moved By Councillor McCausland

Seconded By Councillor Kirwan

THAT the City of Greater Sudbury approves the application by Armand Charbonneau & Stephanie Malik 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 "H46C7(8)", Holding – Resort Commercial Special and "RU(19)", Rural Special to an amended "H46C7(8)", Holding – Resort Commercial Special on those lands described as PINs 73479-0540 & 73479-0550, Part 1, Plan 53R-20262,

Parts 1 & 2, Plan 53R-10088, Lot 10, Concession 5, Township of Dill, as outlined in the report entitled "2726 Whippoorwill Avenue, Sudbury" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of September 26, 2022, subject to the following condition:

1. That prior to the enactment of an amending zoning by-law the owner shall apply for a revision to their active building permit application to the satisfaction of the Chief Building Official;
2. That the amending zoning by-law contain the following site-specific provisions:
 - a. That a multiple dwelling containing a maximum of four residential dwelling units be added as a permitted land use within the existing building situated on the lands;
 - b. That a refuse storage area be permitted in the westerly corner side yard abutting Whippoorwill Avenue; and,
 - c. That the existing "H46" holding provision be amended to permit a multiple dwelling containing four residential dwelling units on the lands prior to the removal of the holding provision.
3. That conditional approval shall lapse on October 4, 2024 unless Condition #1 above has been met or an extension has been granted by Council.

Rules of Procedure

A Roll Call Vote was held:

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

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. Consent Agenda

The following resolution was presented:

PL2022-137

Moved By Councillor Leduc

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury approves Consent Agenda items 8.1.1 to 8.1.4.

CARRIED

The following are the Consent Agenda items:

5.1 Routine Management Reports

5.1.1 5000 Desmarais Road, Hanmer

PL2022-138

Moved By Councillor Leduc

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury approves the request by Boisvert Property Management Inc. to allow Consent Applications B0059/2022, B0060/2022 and B0061/2022 on those lands described as PIN 73504-3028, Parcel 18511, Part of Lot 6, Concession 3, Township of Hanmer, to proceed by way of the consent process, as outlined in the report entitled "5000 Desmarais Road, Hanmer" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of September 26, 2022.

CARRIED

5.1.2 3160 Highway 144, Chelmsford

PL2022-139

Moved By Councillor Leduc

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury approves the extension of rezoning application File # 751-5/17-003 by Denis Gratton Construction Limited on lands described as Part of PIN 73350-0625, Part of Parcel 7583 S.W.S., Part 1, Plan 53R-20596 in Lot 4, Concession 3, Township of Balfour, as outlined in the report entitled "3160 Highway 144, Chelmsford", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 26, 2022, for a period of two (2) years to August 14, 2024.

CARRIED

5.1.3 234 and 240 Fielding Road, Lively

PL2022-140

Moved By Councillor Leduc

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury approves the extension of rezoning application File # 751-8/20-002 by Rintala Construction Company Limited & Industrial Holdings (Sudbury) Inc. on lands described as Part of PINs 73372-0231 & 73372-0232, Part of Parts

1 & 2, Plan 53R-19603 in Lot 3, Concession 5, Township of Waters, as outlined in the report entitled “234 & 240 Fielding Road, Lively”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 26, 2022, for a period of one (1) year to July 6, 2023.

CARRIED

5.1.4 120 Radisson Avenue, Chelmsford

PL2022-141

Moved By Councillor Leduc

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury approves the application by Ronald Belanger to extend the conditional approval of rezoning application File # 751-5/16-1 on lands described as PINs 73347-0509, 73347-0774, 73347-0776, 73347-0911, 73347-1631, Lots 6 to 9, Plan M-956, Parts 1, 2, 5, & 6, Plan 53R-19705, Lot 11, Concession 3, Township of Rayside, for a period of two (2) years to June 14, 2024, as outlined in the report entitled “120 Radisson Avenue, Chelmsford”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 26, 2022, and be amended as follows:

- a. Deleting Condition a) and replacing it with the following:
 - a. That the amending by-law for the M2(S), Light Industrial Special zoning include the following site-specific provisions:
 - To permit a corner side yard setback of 3.75 metres where 9.0 metres is required for the existing storage building having a maximum gross floor area of 468 square metres;
 - To permit a building separation of 2.25 metres where 3.0 metres is required;
 - Notwithstanding Section 4.28(b) of the By-law respecting the screening of outdoor storage, opaque fencing with a minimum height of 2.2 m shall be required within 3.0 to 9.0 m of the entire easterly lot line, within 3.0 to 9.0 m of the southerly lot line from the westerly lot line extending to the east to the

southeast corner of Part 1, Plan 53R-19705, within 3.0 to 9.0 m of the westerly lot line from a point 45 metres south of the northerly lot line extending to the south to the southerly lot line, and excepting the sight triangle at the intersection of Municipal Road 15 and Radisson Avenue, where an opaque fence surrounding all outdoor storage is required; and

CARRIED

6. Managers' Reports

6.1 Downtown Master Plan Update

The following resolution was presented:

PL2022-142

Moved By Councillor Lapierre

Seconded By Councillor McCausland

THAT The City of Greater Sudbury directs staff to submit a business case to update the Downtown Master Plan for consideration as part of the 2023 Budget Process, as outlined in the report entitled “Downtown Master Plan Update” by the General Manager of Growth and Infrastructure, presented at the Planning Committee Meeting on September 26, 2022.

CARRIED

6.2 Development Charge Transfer of Credits

The following resolution was presented:

PL2022-143

Moved By Councillor Leduc

Seconded By Councillor McCausland

THAT the City of Greater Sudbury authorizes the General Manager of Growth and Infrastructure to amend the Front Ending /Development Charge Credit Agreement with 1721169 Ontario Inc. as outlined in the report entitled, “Development Charge Transfer of Credits” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 26, 2022.

CARRIED

7. Members' Motions

No Motions were presented.

8. Correspondence for Information Only

8.1 Affordable Housing Update

For Information Only.

9. Addendum

No Addendum was presented.

10. Civic Petitions

Councillor Leduc submitted a petition to the Clerk relating to 95 Estelle Street, Sudbury, during Public Hearing 4.1

11. Question Period

No Questions were asked.

12. Adjournment

Councillor Kirwan moved to adjourn the meeting. Time 3:35 p.m.

CARRIED