

Minutes

For the Planning Committee Meeting

May 8, 2023
Tom Davies Square

Present (Mayor and Councillors)	Councillor Lapierre, Councillor Fortin, Councillor Cormier, Councillor Leduc, Councillor Landry-Altman
City Officials	Kris Longston, Director of Planning Services, Alex Singbush, Manager of Development Approvals, Robert Webb, Supervisor of Development Engineering, Glen Ferguson, Senior Planner, Mauro Manzon, Senior Planner, Wendy Kaufman, Senior Planner, Guido Mazza, Director of Building Services/Chief Building Official, Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk, Franca Bortolussi, AA to City Solicitors/City Clerk, Ashley Gosselin, Clerk's Services Assistant , Srijana Rasaily, Clerk's Services Assistant

Councillor Cormier, In the Chair

1. Call to Order

The meeting commenced at 1:00 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 3213 Percy Avenue, Val Caron

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

Daniel Gagnon, the owner of the property was present.

Mauro Manzon, Senior Planner, outlined the report.

The chair asked whether there was anyone 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.

The following resolution was presented:

PL2023-73

Moved By Councillor Leduc

Seconded By Councillor Fortin

THAT the City of Greater Sudbury approves the application by Daniel & Francine Gagnon to amend Zoning By-law 2010-100Z with respect to lands described as PIN 73501-1138, Parcel 33682A, Part of Lot 16, Plan M-390 in Lot 9, Concession 6, Township of Blezard 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 "3213 Percy Avenue, Val Caron" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on May 8, 2023.

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.

4.2 0 South Lane Road, Sudbury

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

Arthur Choquette, the agent for the application was present.

Wendy Kaufman, senior Planner, outlined the report.

The agent for the application provided comments and responded to question from Committee Members.

The Planning Department responded to questions from the Committee members.

The Chair asked whether there was anyone 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:

PL2023-74

Moved By Councillor Lapierre

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury approves the application by Carpenter Investments Ltd. and directs the city's delegated official to amend Zoning By-law 2010-100Z in order to extend the existing temporary zoning "RU T91" Rural Temporary, in order to permit the outdoor sale of blueberries in accordance with Section 39 of the Planning Act for a temporary period of three years, on those lands described as PIN 73479-0262, Parcel 22728 SES, Part 3, Plan 53R-7705, Lot 12, Concession 5, Township of Dill, as outlined in the report entitled "0 South Lane Road, Sudbury" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on May 8, 2023.

Rules of Procedure

Councillor Lapierre presented the following amendment:

PL2023-74-A1

Moved By Councillor Lapierre

Seconded By Councillor Fortin

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

AND THAT the planning application portion in the amount of \$1,360.00 be waived.

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 amendment was presented:

PL2023-74

Moved By Councillor Lapierre

Seconded By Councillor Landry-Altmann

As amended:

THAT the City of Greater Sudbury approves the application by Carpenter Investments Ltd. and directs the city's delegated official to amend Zoning By-law 2010-100Z in order to extend the existing temporary zoning "RU T91" Rural Temporary, in order to permit the outdoor sale of blueberries in accordance with Section 39 of the Planning Act for a temporary period of three years, on those lands described as PIN 73479-0262, Parcel 22728 SES, Part 3, Plan 53R-7705, Lot 12, Concession 5, Township of Dill, as outlined in the report entitled "0 South Lane Road, Sudbury" from the

General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on May 8, 2023;

AND THAT the planning application portion in the amount of \$1,360.00 be waived.

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.

4.3 1024 Kingsway Boulevard, Sudbury

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

Chris Laking, 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 and responded to questions from the 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 was closed and the Planning Committee resumed in order to discuss and vote on the application.

The following resolution was presented:

PL2023-75

Moved By Councillor Leduc

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury approves the application by 900281 Ontario Inc. to amend By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury by changing the zoning classification on the subject lands from "C2(106)", General Commercial Special to an amended "C2(106)", General Commercial Special on those lands described as PIN 02132-1364, Parcel 46109, Parts 1 to 5, Plan SR3246, Lot 2, Concession 4, Township of McKim, as outlined in the report entitled "1024 Kingsway Boulevard, Sudbury" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on May 8, 2023, subject to the following conditions:

1. That the amending zoning by-law include the following site-specific provisions:
 - a) That tire storage and warehouse be added as permitted uses on the lands; and,
 - b) That the tire storage and warehouse building shall have a maximum gross floor area of 1,200 m² (12,916.69 ft²).

Rules of Procedure

Councillor Leduc presented the following amendment:

PL2023-75-A1

Moved By Councillor Leduc

Seconded By Councillor Fortin

THAT the resolution be amended to change the maximum gross floor area in condition 1.b. from 1,200 m² to 1,600m².

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

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:

PL2023-75

Moved By Councillor Leduc

Seconded By Councillor Lapierre

As amended:

THAT the City of Greater Sudbury approves the application by 900281 Ontario Inc. 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 "C2(106)", General Commercial Special to an amended "C2(106)", General Commercial Special on those lands described as PIN 02132-1364, Parcel 46109, Parts 1 to 5, Plan SR-3246, Lot 2, Concession 4, Township of McKim, as outlined in the report entitled "1024 Kingsway Boulevard, Sudbury" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on May 8, 2023, subject to the following conditions:

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

- a. That tire storage and warehouse be added as permitted uses on the lands; and,
- b. That the tire storage and warehouse building shall have a maximum gross floor area of 1,600 m² (17,222.26 ft²).

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.

5. Consent Agenda

The following resolution was presented:

PL2023-76

Moved By Councillor Leduc
Seconded By Councillor Lapierre

THAT the City of Greater Sudbury approves Consent Agenda items 5.1.1 to 5.1.2.

CARRIED

5.1 Routine Management Reports

The following are the Consent agenda items:

5.1.1 Mariposa Subdivision, Sudbury

PL2023-77

Moved By Councillor Leduc
Seconded By Councillor Lapierre

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 Part of Parcel 10382, Lot 4, Concession 5, Township of Broder, File # 780-6/88019, in the report entitled "Mariposa Subdivision, Sudbury" from the General Manager of Growth and Infrastructure, presented at the meeting of May 8, 2023, as follows:

1. By deleting Condition #11 and replacing it with the following:
"11. That 5% of the land included in the plan of subdivision be deeded or provided to the City for parks purposes in accordance with Section 51.1 of the Planning Act to the satisfaction of the Director of Leisure Services and the City Solicitor.";
2. By deleting Condition #14 and replacing it with the following:

“14. That prior to the signing of the final plan, the Planning Services Division is to be advised by the City Solicitor that Conditions #3, #5, #6, #7, #8, #9, #11, #12, and #13 have been complied with to their satisfaction.”;

3. By deleting Condition #16 and replacing it with the following:

“16. That this draft approval shall lapse on March 16, 2026.”;

4. By adding the following at the end of Condition #20:

“The geotechnical engineer will be required to address on-site and excess soil management in accordance with Ontario Regulation 406/19.”;

5. By adding the following at the end of Condition #26:

“The remainder of the streets are to have sidewalks constructed as per City of Greater Sudbury development standards.”

6. By deleting Condition #27 entirely;

7. By deleting the words “Union Gas” and replacing them with “Enbridge Gas” in Condition #28;

8. By deleting Condition #45 and replacing it with the following:

“45. The owner shall provide an Erosion and Sediment Control Plan as part of the submission of servicing plans detailing the location and types of sediment and erosion control measures to be implemented during the construction of each phase of the subdivision. The required Erosion and Sediment Control Plan shall be to the satisfaction of the General Manager of Growth and Infrastructure and the Nickel District Conservation Authority. The sediment and erosion control measures 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.”;

9. By deleting Condition #49 and replacing it with the follows:

“49. A stormwater management report and associated plans must be submitted by the Owner’s Consulting Engineer for approval by the City. The report must address the following requirements:

- a. The underground storm sewer system 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 2-year design storm. The permissible minor storm discharge from the subject development must be limited to the existing pre-development site runoff resulting from a 2-year design storm. Any resulting post development runoff in excess of this permissible discharge rate must be controlled and detained within the plan of subdivision;

- b. The overland flow system within the plan of subdivision must be designed to accommodate and/or convey the major storm flow, that is, the rainfall runoff resulting from the subject site and any external tributary areas using the City's 100-year design storm or Regional storm event, whichever is greater, without causing damage to proposed and adjacent public and private properties. The permissible major storm discharge from the subject development must be limited to the existing pre-development runoff resulting from a 100-year design storm or Regional storm event, whichever is greater. Any resulting post development runoff in excess of this permissible discharge rate must be controlled and detained within the plan of subdivision;
- c. "Enhanced" level must be used for the design of stormwater quality controls as defined by the Ministry of the Environment, Conservation and Parks;
- d. The lands are located within the Algonquin Road watershed. Stormwater management must follow stormwater management approach as per direction of the General Manager of Growth and Infrastructure;
- e. The drainage catchment boundary including external tributary catchments and their respective area must be clearly indicated with any stormwater management plan;
- f. The final grading of the lands shall be such that the surface water originating on or tributary to the said lands, including roof water from buildings and surface water from paved areas, will be discharged in a manner satisfactory to the General Manager of Growth and Infrastructure;
- g. Minor storm drainage from the plan of subdivision shall not be drained overland onto adjacent properties;
- h. Existing drainage patterns on adjacent properties shall not be altered unless explicit permission is granted; and,

- i. The owner shall be responsible for the design and construction of any required stormwater management works to the satisfaction of the General Manager of Growth and Infrastructure as part of the servicing plans for the subdivision and the owner shall dedicate the lands for stormwater management works as a condition of this development.”;

10. By adding a new Condition #51 as follows:

“51. That the owner prepare and submit a Stormwater Management Brief that details compliance with the Algonquin Road Watershed Stormwater Management Class Environmental Assessment Study to the satisfaction of the Nickel District Conservation Authority.”; and,

11. By adding a new Condition #52 as follows:

“52. The wetland(s) within the subdivision must be mapped by a qualified professional having OWES-certification with experience in wetland mapping. The wetlands must be mapped within the location of the proposed subdivision and also within 30 metres of the proposed subdivision. All wetland mapping must include the wetland boundary, a 12 metre setback and a 30 metre setback to the wetland(s). All development within the subdivision must comply with the Conservation Sudbury Wetland Guidelines and development within 30 metres of the wetland will require a permit from Conservation Sudbury.”

CARRIED

5.1.2 0 Keith Avenue and 0 Pinellas Road, Chelmsford

PL2023-78

Moved By Councillor Leduc

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury approves the application by Bonaventure Development Company Ltd. to extend the approval of a Zoning By-law Amendment Application, File # 751-5/18-5, 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, for a period of one year until April 13, 2024, as outlined in the report entitled “0 Keith Avenue and 0 Pinellas Road, Chelmsford” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on May 8, 2023.

CARRIED

6. Managers' Reports

6.1 Strategic Core Areas Community Improvement Plan Application – 158 Elgin Street – Suite 102

The following resolution was presented:

PL2023-79

Moved By Councillor Cormier

Seconded By Councillor Lapierre

THAT The City of Greater Sudbury approves the Application for 158 Elgin Street – Suite 102, and directs staff to prepare a by-law to authorize staff to enter into the required agreement, as outlined in the report entitled “Strategic Core Areas Community Improvement Plan Application – 158 Elgin Street – Suite 102”, from the General Manager, Growth and Infrastructure, presented at the Planning Committee Meeting on May 8, 2023.

CARRIED

7. Members' Motions

No Motions were presented.

8. Addendum

No Addendum was presented.

9. Civic Petitions

No Petitions were submitted.

10. Question Period

No Questions were asked.

11. Adjournment

Councillor Cormier moved to adjourn the meeting. Time 1:46 p.m.

CARRIED