

Minutes

For the Planning Committee Meeting

January 9, 2023
Tom Davies Square

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

Councillor Cormier, In the Chair

1. Call to Order

The meeting commenced at 11:02 a.m.

2. Roll Call

A roll call was conducted prior to the commencement of moving into closed session.

Rules of Procedure:

Councillor Cormier moved to alter the order of the agenda to deal with Item 11.1 Appointment of Chair and Vice-Chair - Planning Committee.

CARRIED BY TWO-THIRDS MAJORITY

11. Managers' Reports

11.1 Appointment of Chair and Vice-Chair – Planning Committee

Nominations were held for the position of Chair of the Planning Committee.

The following member accepted their nomination as Chair of the Planning Committee:

Councillor Cormier

There being no further nominations, nominations were closed.

Nominations were held for the position of Vice-Chair of the Planning Committee.

The following member accepted their nomination as Vice-Chair of the Planning Committee:

Councillor Lapierre

There being no further nominations, nominations were closed.

The following resolution was presented:

PL2023-01

Moved By Councillor Leduc

Seconded By Councillor Landry-Altman

THAT the City of Greater Sudbury appoints Councillor Cormier as Chair and Councillor Lapierre as Vice-Chair of the Planning Committee for the term ending December 31, 2024 or until their successors are appointed, as outlined in the report entitled "Appointment of Chair and Vice-Chair – Planning Committee", from the General Manager of Corporate Services, presented at the Planning Committee meeting on January 9, 2023.

CARRIED

3. Closed Session

The following resolution was presented:

PL2023-02

Moved By Councillor Leduc

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury moves to Closed Session to deal with four (4) Proposed or Pending Acquisition or Disposition of Land Matters regarding Levack Drive, Onaping; Fabbro Street, Sudbury; Howey Drive, Sudbury and Sanitary Landfill Road, Hanmer in accordance with the Municipal Act, 2001, par. 239(2)(c).

CARRIED

At 11:08 a.m., the Planning Committee moved into Closed Session.

4. Recess

At 11:29 a.m., the Planning Committee recessed.

5. Open Session

At 1:02 p.m., the Planning Committee commenced the Open Session.

6. Roll Call

A roll call was conducted.

7. Declarations of Pecuniary Interest and the General Nature Thereof

None declared.

8. Public Hearings

8.1 0 Highway 69 South, Sudbury

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

Aaron Ariganello, 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 Planning Department responded to questions from the Committee members and the applicant.

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:

PL2023-03

Moved By Councillor Leduc

Seconded By Councillor Fortin

THAT the City of Greater Sudbury approves the application by 1840272 Ontario Inc. to amend Bylaw 2010100Z being the Zoning By-law for the City of Greater Sudbury by changing the zoning classification on a south-westerly portion of the subject lands from "RU", Rural to "RU(18)", Rural Special on those lands described as Part of PIN 73479-0199, Parcel 18198, Lot 9, Concession 5, Township of Dill, as outlined in the report entitled "0 Highway #69 South, Sudbury" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of January 9, 2023, 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 January 9, 2025, unless Condition #1 above has been met or an extension has been granted by Council.

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

8.2 0 South Shore Road, Sudbury

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

Aaron Ariganello, Tulloch Engineering, agent for the applicant, was present.

Glen Ferguson, Senior Planner, outlined the report.

The agent for the applicant provided comments to Committee Members.

Committee Members asked questions to the agent for the applicant.

The agent for the applicant 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:

PL2023-04

Moved By Councillor Lapierre

Seconded By Councillor Leduc

THAT the City of Greater Sudbury approves the application by Julie Barr to amend Bylaw 2010100Z being the Zoning By-law for the City of Greater Sudbury by changing the zoning classification on a south-westerly portion of the subject lands from "RU", Rural to "SLS", Seasonal Limited Service on those lands described as PINs 73472-0323 & 73472-0324, Parts 1 to 9, Plan 53R-21191, Lot 2, Concession 10, Township of Broder, as outlined

in the report entitled “0 South Shore Road, Sudbury” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of January 9, 2023, 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 January 9, 2025, unless Condition #1 above has been met or an extension has been granted by Council.

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

8.3 368 Montague Avenue, Sudbury

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

Richard Diotte, agent for the applicant was present.

Wendy Kaufman, Senior Planner, outlined the report.

The Planning Department responded to questions from the Committee members.

The owner addressed the Committee and responded to questions.

The Chair asked whether there was anyone else who wished to speak in favour or against this application:

Moe Vitello, concerned resident, asked a question to staff.

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:

PL2023-05

Moved By Councillor Leduc

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury approves the application by 1323169 Ontario Inc. to amend Zoning By-law 2010-100Z by changing the zoning classification from “R2-3”, Low Density Residential Two to “R2-3(S)”, Low Density Residential Two Special, on lands described as PIN 02128-0354, Parcel 3078, Lot 158, Plan M-100 Lot 6, Concession 4, Township of

McKim, as outlined in the report entitled “368 Montague Avenue, Sudbury”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on January 9, 2023, subject to the following conditions:

1. That prior to the enactment of the amending zoning by-law:
 - a. The owner shall submit to the City a building permit application and plans, and rectify any outstanding Orders, to the satisfaction of the Chief Building Official; and
 - b. The owner shall enter into an encroachment agreement with the City for the existing concrete steps that are located within the City’s road allowance for Montague Avenue to the satisfaction of the Director of Engineering Services.
2. That the amending zoning by-law include the following site-specific provisions:
 - a. To provide a minimum lot area of 91 sq m per dwelling unit where a minimum lot area of 140 sq m per dwelling unit is required;
 - b. To provide three parking spaces where four are required;
 - c. To permit the height of the existing building, being 12.5 m, where a maximum height of 11 m is permitted; and
 - d. To permit the location of the existing building.
3. That conditional approval shall lapse on January 10, 2025 unless Condition 1 above has been met or an extension has been granted by Council.

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

9. Matters Arising from the Closed Session

Councillor Lapierre, as Chair of the Closed Session, reported that the Committee met in Closed Session to deal with a verbal update with respect to (4) four proposed or pending acquisitions or disposition of land matters regarding Levack Drive, Onaping; Fabbro Street, Sudbury; Howey Drive, Sudbury and Sanitary Landfill Road, Hanmer. Four resolutions emanated from this meeting.

The following resolution was presented:

PL2023-06

Moved By Councillor Leduc

Seconded By Councillor Landry-Altman

THAT the City of Greater Sudbury authorize a lease with 1311949 Ontario Inc. O/A Jannatec Technologies, for the operation and maintenance of radio-based station equipment located at the Jannatec Technologies communication tower in Onaping, for a five-year term, with an option to renew for an additional five-year term;

AND THAT a by-law be presented authorizing the execution of the lease agreement.

CARRIED

The following resolution was presented:

PL2023-07

Moved By Councillor Leduc

Seconded By Councillor Fortin

THAT the City of Greater Sudbury authorize the sale of vacant land south of Fabbro Street, Sudbury, legally described as part of PIN 73580-0488(LT), part of Lots 18 and 19, Plan M-103, City of Greater Sudbury;

AND THAT a by-law be presented authorizing the sale and the execution of the documents required to complete the real estate transaction;

AND THAT a by-law be presented to deem Lots 17, 18, 19 and 20, Plan M-103, City of Greater Sudbury;

AND THAT the net proceeds of the sale be credited to the Capital Financing Reserve Fund – General.

CARRIED

The following resolution was presented:

PL2023-08

Moved By Councillor Leduc

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury authorize the sale of vacant land north of Howey Drive, Sudbury, legally described as part of PIN 73580-0150(LT), being Lots 106 and 107, Plan M-131, City of Greater Sudbury;

AND THAT a by-law be presented authorizing the sale and the execution of the documents required to complete the real estate transaction;

AND THAT a by-law be presented to deem Lots 106 and 107, Plan M-131, City of Greater Sudbury;

AND THAT the net proceeds of the sale be credited to the Capital Financing Reserve Fund – General.

CARRIED

The following resolution was presented:

PL2023-09

Moved By Councillor Fortin

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury authorize the sale of the City's private primary hydro line and easement, legally described as part of PIN 73506-0263(LT), formerly Parcel 20299, SES, part of Lot 3, Concession 4, Township of Hanmer;

AND THAT a by-law be presented authorizing the sale of the City's private primary hydro line and easement and the execution of the documents required to complete the asset transfer and real estate transaction;

AND THAT the net proceeds of the sale be credited to the Capital Financing Reserve Fund – General.

CARRIED

10. Consent Agenda

The following resolution was presented:

PL2023-10

Moved By Councillor Leduc

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury approves Consent Agenda items 10.1.1 to 10.1.5

CARRIED

The following are the Consent Agenda items:

10.1 Routine Management Reports

10.1.1 775 Lasalle Boulevard, Sudbury

PL2023-11

Moved By Councillor Leduc

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury direct the City's Designated Municipal Officer to indicate a position of concurrence to Innovation, Science and Economic Development Canada with respect to the proposed radio-communication and broadcasting antenna system as described in this report that is to be located on those lands known and described as PIN 02123-0274, Parts 1 and

2, Plan 53R-6027, Parcels 12262 SES & 13432 SES, Part of Lot 3, Concession 5, Township of McKim.

CARRIED

10.1.2 Dominion Park Developments

PL2023-12

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 known as part of PIN 73504-2533, being part of former Parcel 1323 SES in Lot 6, Concession 2, Township of Hanmer, File SEQ CHAPTER \h \r 1780-7/92014, as outlined in the report entitled 'Dominion Park Developments' from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on January 9, 2023, as follows:

a. By replacing Condition #20 with the following:

"20. That this draft approval shall lapse on December 12, 2025."

b. By adding the following to the end of Condition #27:

"The geotechnical engineer will be required to address On-site and Excess Soil Management in accordance with O. Reg. 406/19."

CARRIED

10.1.3 Gloucester Court, Sudbury – Declaration of Surplus Land

PL2023-13

Moved By Councillor Leduc

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury declares surplus to the City's needs vacant land north of Gloucester Court, Sudbury, legally described as PIN 73590-0136(LT), Block E, Plan M-1028, Township of McKim;

AND THAT the vacant land be offered for sale to the abutting owners pursuant to the procedures governing the sale of limited marketability surplus land as outlined in Property By-law 2008-174, as outlined in the report entitled "Gloucester Court, Sudbury - Declaration of Surplus Land", from the General Manager of Corporate Services, presented at the Planning Committee meeting on January 9, 2023.

CARRIED

10.1.4 Part of Unopened Carina Drive, Hanmer – Road Closure and Declaration of Surplus Land

PL2023-14

Moved By Councillor Leduc

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury closes by by-law and declares surplus to the City's needs, part of unopened Carina Drive, Hanmer, legally described as part of PIN 73508-1160(LT), Plan M-1006, Township of Hanmer;

AND THAT the land be offered for sale to the abutting property owners pursuant to the procedures governing the sale of limited marketability surplus land in accordance with Property By-law 2008-174, as outlined in the report entitled "Part of Unopened Carina Drive, Hanmer – Road Closure and Declaration of Surplus Land", from the General Manager of Corporate Services, presented at the Planning Committee meeting on January 9, 2023.

CARRIED

10.1.5 Part of Unopened Queen Lane, Chelmsford – Road Closure and Declaration of Surplus Land

PL2023-15

Moved By Councillor Leduc

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury closes by by-law and declares surplus to the City's needs, part of unopened Queen Lane, Chelmsford, legally described as part of PIN 73351-0675(LT), part of Queen Lane, Plan M-369, Township of Balfour, City of Greater Sudbury;

AND THAT the land be offered for sale to the abutting owner(s) pursuant to the procedures governing the sale of limited marketability surplus land in accordance with Property By-law 2008-174, as outlined in the report entitled "Part of Unopened Queen Lane, Chelmsford – Road Closure and Declaration of Surplus Land", from the General Manager of Corporate Services, presented at the Planning Committee meeting on January 9, 2023.

CARRIED

12. Members' Motions

No Motions were presented.

13. Addendum

No Addendum was presented.

14. Civic Petitions

No Petitions were submitted.

15. Question Period

No Questions were asked.

16. Adjournment

Chair Lapierre moved to adjourn the meeting. Time 1:42 p.m.

CARRIED