

Minutes

For the Planning Committee Meeting

August 14, 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, Ed Landry, Senior Planner, Community & Strategic Planning, Mauro Manzon, Senior Planner, Wendy Kaufman, Senior Planner, Guido Mazza, Director of Building Services and Chief Building Official, Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk, Ashley Gosselin, Clerk's Services Assistant, Regina Sgueglia, Clerk's Services Assistant

Councillor Cormier, In the Chair

1. Call to Order

The meeting commenced at 2:00 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 77 Montee Genereux, Chelmsford

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

Wendy Kaufman, Senior Planner, outlined the report.

The Chair asked whether there was anyone 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:

PL2023-107

Moved By Councillor Fortin

Seconded By Councillor Landry-Altman

THAT the City of Greater Sudbury approves the application by Paul Thibodeau to amend Zoning By-law 2010-100Z by changing the zoning classification on a northerly portion of the subject lands from “RU”, Rural to “R1-5”, Low Density Residential One on those lands described as Part of PIN 73347-1775, Parcel 892, Parts 3-9, Plan 53R-20042, Lot 11, Concession 2, Township of Rayside, as outlined in the report entitled “77 Montee Genereux, Chelmsford”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of August 14, 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 August 15, 2025, unless Condition #1 above has been met or an extension has been granted by Council.

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

CARRIED (5 to 0)

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

4.2 1430 Gravel Drive, Hanmer

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

Suzanne and Raymond Wissell, the applicants were present.

Wendy Kaufman, Senior Planner, outlined the report.

Guido Mazza, Director of Building Services and Chief Building Official 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 was closed and the Planning Committee resumed in order to discuss and vote on the application.

The following resolution was presented:

PL2023-108

Moved By Councillor Leduc

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury approves the application by Vincent Wissell to amend Zoning By-law 2010-100Z 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, on lands described as PIN 73506-0108, Parcel 44984 SES, Part 1, 53R-8404, Lot 6, Concession 4, Township of Hanmer, as outlined in the report entitled “1430 Gravel Drive, Hanmer”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on August 14, 2023, subject to the following conditions:

1. That prior to the enactment of the amending zoning by-law, the Owner shall submit to the City a building permit application and plans to the satisfaction of the Chief Building Official.
2. That conditional approval shall lapse sixth months from the date the Resolution is endorsed by Council unless Condition 1 above has been met or an extension has been granted by Council.

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

CARRIED (5 to 0)

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

4.3 14 Willow Street, Wahnapiatae

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

Wendy Kaufman, Senior Planner, outlined the report.

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 was closed and the Planning Committee resumed in order to discuss the vote on the application.

The following resolution was presented:

PL2023-109

Moved By Councillor Lapierre

Seconded By Councillor Leduc

THAT the City of Greater Sudbury approves the application by Ryan Talbot to amend Zoning By-law 2010-100Z 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, on lands described as PIN 73482-0416, Parcel 11382 S.E.S., Lot 8, Concession 4, Township of Dryden, as outlined in the report entitled “14 Willow Street, Wahnapiatae”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on August 14, 2023.

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

CARRIED (5 to 0)

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

4.4 277 Linden Drive, Hanmer

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

Luc and Celine Legault, the applicants were present.

Wendy Kaufman, Senior Planner, outlined the report.

Guido Mazza, Director of Building Services and Chief Building Official 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:

PL2023-110

Moved By Councillor Landry-Altman

Seconded By Councillor Fortin

THAT the City of Greater Sudbury approves the application by Luc Legault & Celine Legault to amend Zoning By-law 2010-100Z 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, on lands described as PIN 73508-0094, Parcel 51480, Part 1, Plan 53R-15993, Lot 11, Concession 4, Township of Hanmer, as outlined in the report entitled “277 Linden Drive, Hanmer”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on August 14, 2023, subject to the following conditions:

1. That prior to the enactment of the amending zoning by-law, the Owner shall submit to the City a building permit application and plans to the satisfaction of the Chief Building Official.
2. That conditional approval shall lapse sixth months from the date the Resolution is endorsed by Council unless Condition 1 above has been met or an extension has been granted by Council.

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

CARRIED (5 to 0)

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

4.5 111 Dominion Drive, Hanmer

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

Mauro Manzon, Senior Planner, outlined the report.

The Chair asked whether there was anyone 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:

PL2023-111

Moved By Councillor Lapierre

Seconded By Councillor Leduc

THAT the City of Greater Sudbury approves the application by Terry Noel & Alice Belzile to amend Zoning By-law 2010-100Z with respect to lands described as PIN 73503-1286, Parcel 15481 S.E.S., in Lot 1, Concession 1, 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 "111 Dominion Drive, Hanmer", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on August 14, 2023.

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

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:

PL2023-112

Moved By Councillor Lapierre

Seconded By Councillor Landry-Altman

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

CARRIED

5.1 Routine Management Reports

The following is the Consent agenda item:

5.1.1 Sixth Avenue, Lively - 2023

PL2023-113

Moved By Councillor Lapierre

Seconded By Councillor Landry-Altman

THAT the City of Greater Sudbury approves the application by 1257620 Ontario Limited to extend the conditional approval of rezoning application File # 751-8/06-1 on lands described as Parcel 22159 SWS, Lot 7 Concession 6, Waters Township, for a period of two (2) years to June 28, 2025, as outlined in the report entitled “Sixth Avenue, Lively - 2023”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on August 14, 2023, and be amended as follows:

1. Replacing Condition (a)(i) with the following:

(i) The applicant prepare and submit a study of the erosion hazard of Meatbird Creek following the theory and methods described in the Technical Guide for River and Stream Systems – Erosion Hazard Limit (MNR, 2002) to the satisfaction of the Nickel District Conservation Authority.

2. In Condition (a)(ii), by replacing the word ‘elevation’ with the words ‘hazard and erosion hazard’.

3. That in accordance with Section 34(17) of the Planning Act, no further notice is required to be provided for changes to the amending zoning by-law as provided for in this resolution.

CARRIED

6. Managers' Reports

6.1 Nodes and Corridors Strategy – Draft Official Plan Amendment

The following resolution was presented:

PL2023-114

Moved By Councillor Lapierre
Seconded By Councillor Fortin

THAT The City of Greater Sudbury directs staff to commence public consultation on the proposed amendment, as outlined in the report entitled “Nodes and Corridors Strategy – Draft Official Plan Amendment” by the General Manager, Growth and Infrastructure, presented at the August 14, 2023 Planning Committee Meeting.

CARRIED

6.2 Regulation of Shipping Containers

The following resolution was presented:

PL2023-115

Moved By Councillor Landry-Altmann
Seconded By Councillor Lapierre

THAT the City of Greater Sudbury directs Staff to undertake a review of shipping container provisions under the Zoning By-law and prepare recommendations based on the key findings, as outlined in the report entitled "Regulation of Shipping Containers", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on August 14, 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 Lapierre moved to adjourn the meeting. Time: 3:17 p.m.

CARRIED