

Minutes
For the Planning Committee Meeting

September 11, 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, Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk, Regina Sgueglia, Clerk's Services Assistant, Srijana Rasaily, Clerk's Services Assistant

Councillor Cormier, In the Chair

1. Call to Order

The meeting commenced at 1:06 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 2115 South Bay Road, Sudbury

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

Aaron Ariganello and Vanessa Smith, Tulloch Engineering Ltd., agents for the applicant were present.

Glen Ferguson, Senior Planner, outlined the report.

The agent for the applicant provided comments.

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:

PL2023-116

Moved By Councillor Lapierre

Seconded By Councillor Fortin

THAT the City of Greater Sudbury approves the application by James Crispo & Dominique Ansell to amend Zoning Bylaw 2010-100Z by changing the zoning classification on the subject lands from “OSC”, Open Space - Conservation to “R1-1(6)”, Low Density Residential One Special on those lands described as PIN 73593-0466, Part 1, Plan 53R-21719, Lot 1, Concession 1, Township of McKim, as outlined in the report entitled “2115 South Bay Road, Sudbury”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 11, 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, was received, there was no effect on the Planning Committee's decision.

4.2 163 Niemi Road, Lively

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

Elaine Neimi, the applicant was present.

Wendy Kaufman, 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:

PL2023-117

Moved By Councillor Lapierre

Seconded By Councillor Fortin

THAT the City of Greater Sudbury approves the application by Elaine Niemi & Dean Fielding 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 73377-1134 & part of PIN 73378-0604, Parcels, 9506 & 6835, Lot

9, Concessions 4 & 5, Township of Waters, as outlined in the report entitled “163 Niemi Road, Lively”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 11, 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.

4.3 5541 Tilton Lake Road, Sudbury

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

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

Wendy Kaufman, Senior Planner outlined the report.

The agent for the applicant provided comments.

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:

PL2023-118

Moved By Councillor Lapierre

Seconded By Councillor Fortin

THAT the City of Greater Sudbury approves the application by Sledneck Incorporated, to amend the City of Greater Sudbury Official Plan by providing a site-specific exemption to the lot creation policies of Section 4.6.2 Aggregate Reserve and 5.2.2 Rural and Waterfront Lot Creation to permit the creation of three (3) new lots for rural residential use on the east side of Tilton Lake Road, on those lands described as PIN 73476-0182, Parcel 5855 SEC SES, Lot 8, Concession 3, Township of Broder, Sudbury, as outlined in the report entitled “5541 Tilton Lake Road, Sudbury”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 11, 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.

4.4 519-521 Byng Street, Sudbury

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

Kyle Tarlton and Andrée-Michelle D'Aoust -Messier, the applicants were present.

Mauro Manzon, Senior Planner outlined the report.

The applicants provided an electronic presentation and responded to questions from the Committee members.

At 1:49 p.m. Committee recessed.

At 1:55 p.m. Committee reconvened.

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 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:

PL2023-119

Moved By Councillor Lapierre

Seconded By Councillor Fortin

THAT the City of Greater Sudbury approves the application by Kyle Tarlton & Andrée-Michelle D'Aoust Messier to amend Zoning By-law 2010-100Z by changing the zoning classification from "R2-2", Low Density Residential Two to "R2-2 Special", Low Density Residential Two Special on lands described as PIN 73586-1036, Lot 57, Plan 58S in Lot 7, Concession 3, Township of McKim, as outlined in the report entitled "519-521 Byng Street, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 11, 2023, subject to the following conditions:

- a. That prior to the adoption of the amending by-law, the owners shall revise the building permit application to the satisfaction of the Chief Building Official in order to legalize the third dwelling unit;

- b. That the amending by-law includes the following site-specific provisions:
 - i. A maximum of three (3) dwelling units shall be permitted;
 - ii. A minimum lot area of 123 m² per unit is required;
 - iii. The location of the existing building, deck and stairs shall be permitted;
 - iv. The minimum interior side yard setback shall be 0.97 metre;
 - v. The minimum corner side yard setback shall be 1.49 metres;
 - vi. Notwithstanding Table 4.1, eaves may encroach into the reduced interior and corner side yards but not closer than 0.6 metre to the lot line;
 - vii. A minimum of one (1) parking space per dwelling unit shall be required;
 - viii. The parking area shall be located within the rear yard;
 - ix. Required parking spaces within the rear yard shall be permitted to encroach into the required corner side yard and tandem parking shall be permitted in order to meet the minimum parking requirement; and,
 - x. A planting strip shall not be required along the southerly lot line.
- c. Conditional approval shall lapse on September 26, 2025 unless Condition a) above has been met or an extension has been granted by Council.

Rules of Procedure

Councillor Lapierre presented the following amendment:

PL2023-119-A1

Moved By Councillor Lapierre

Seconded By Councillor Fortin

THAT the resolution be amended to replace the following site-specific provisions with the following wording:

b)

vii. Required parking spaces within the rear yard shall be permitted to encroach into the required corner side yard;

vii. Two (2) required parking spaces shall be permitted within the corner side yard including an encroachment into the Haig Street right of way provided there is no encroachment onto the sidewalk;

ix. Corner side yard parking shall have the minimum dimensions of 2.5 metres by 5.5 metres including the encroachment and shall be clearly identified as being reserved for the parking of small cars only; and,

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 amended resolution was waived.

The following resolution as amended was presented:

PL2023-119

Moved By Councillor Lapierre

Seconded By Councillor Fortin

As Amended:

THAT the City of Greater Sudbury approves the application by Kyle Tarlton & Andrée-Michelle D'Aoust Messier to amend Zoning By-law 2010-100Z by changing the zoning classification from "R2-2", Low Density Residential Two to "R2-2 Special", Low Density Residential Two Special on lands described as PIN 73586-1036, Lot 57, Plan 58S in Lot 7, Concession 3, Township of McKim, as outlined in the report entitled "519-521 Byng Street, Sudbury" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 11, 2023, subject to the following conditions:

- a) That prior to the adoption of the amending by-law, the owners shall revise the building permit application to the satisfaction of the Chief Building Official in order to legalize the third dwelling unit;
- b) That the amending by-law includes the following site-specific provisions:
 - i. A maximum of three (3) dwelling units shall be permitted;
 - ii. A minimum lot area of 123 m² per unit is required;
 - iii. The location of the existing building, deck and stairs shall be permitted;
 - iv. The minimum interior side yard setback shall be 0.97 metre;
 - v. The minimum corner side yard setback shall be 1.49 metres;

- vi. Notwithstanding Table 4.1, eaves may encroach into the reduced interior and corner side yards but not closer than 0.6 metre to the lot line;
- vii. Required parking spaces within the rear yard shall be permitted to encroach into the required corner side yard;
- viii. Two (2) required parking spaces shall be permitted within the corner side yard including an encroachment into the Haig Street right of way provided there is no encroachment onto the sidewalk;
- ix. Corner side yard parking shall have the minimum dimensions of 2.5 metres by 5.5 metres including the encroachment and shall be clearly identified as being reserved for the parking of small cars only; and,
- x. A planting strip shall not be required along the southerly lot line.

c) Conditional approval shall lapse on September 26, 2025 unless Condition a) 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 1993-1995 Kenwood Street, Sudbury

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

Craig Williamson, the applicant and Ilenia Avola, 3rd Line Studio Inc., agent for the applicant were present.

Mauro Manzon, Senior Planner, outlined the report.

The applicant and the agent for the applicant provided comments and 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.

Rules of Procedure

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

The following resolution was presented:

PL2023-120

Moved By Councillor Leduc

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury approves the application by Craig Williamson to amend Zoning By-law 2010-100Z by changing the zoning classification from “R1-5”, Low Density Residential One to “R2-2 Special”, Low Density Residential Two Special on lands described as PIN 73573-0155, Parcel 24026 S.E.S., Lot 10, Plan M-201 in Lot 12, Concession 4, Township of Neelon, as outlined in the report entitled “1993-1995 Kenwood Street, Sudbury”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 11, 2023, subject to the following conditions:

- a. That the amending by-law includes the following site-specific provisions:
 - i. A maximum of four (4) dwelling units within the existing building shall be permitted;
 - ii. A minimum of six (6) parking spaces shall be required, to include two (2) parking spaces to be permitted within the required front yard and four (4) parking spaces in the rear yard;
 - iii. A minimum lot area of 278 m² per unit shall be required; and,
 - iv. Planting strips shall not be required for the existing four-unit dwelling.

CARRIED

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

5. Members' Motions

No Motions were presented.

6. Addendum

No Addendum was presented.

7. Civic Petitions

No Petitions were submitted.

8. Question Period

No Questions were asked.

9. Adjournment

Councillor Lapierre moved to adjourn the meeting. Time: 2:22 p.m.

CARRIED