

# **Minutes**

## **For the Planning Committee Meeting**

February 22, 2023  
Tom Davies Square

Present (Mayor and Councillors)	Councillor Lapierre, Councillor Fortin, Councillor Cormier, Councillor Leduc, Councillor Landry-Altmann
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, Joe Rocca, Director Infrastructure Capital Planning, Madison Pacey, Clerk's Services Assistant, Erin Foreshew, Clerk's Services Assistant, Ashley Gosselin, Clerk's Services Assistant, Jodie Godbout, Clerk's Services Assistant

### **Councillor Cormier, In the Chair**

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#### **1. Call to Order**

The meeting commenced at 1:01 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**

##### **4.1 678 Bedford Court, Sudbury**

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

Kevin Jarus, agent for the applicant was present.

Glen Ferguson, Senior Planner, outlined the report.

The agent for the applicant provided comments.

Margaret Sutton and Joan Rapski, concerned area residents, provided comments and responded to questions from the Committee members.

The agent for the applicant responded to questions from the 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 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:

**PL2023-44**

Moved By Councillor Lapierre

Seconded By Councillor Fortin

Resolution regarding the Official Plan Amendment:

THAT the City of Greater Sudbury approves the application by Northern Home Builders & Renovators Inc. to amend the City of Greater Sudbury Official Plan by providing for a site-specific exception within the South Peninsula of Ramsey Lake Policy Area in order to facilitate the creation of one new urban residential lot with the retained lands providing for less than the required minimum lot frontage of 30 metres onto a public road, on those lands described as PIN 73592-0267, Parcel 22577, Lot 8, Plan M-409, Lot 2, Concession 2, Township of McKim, as outlined in the report entitled "678 Bedford Court, Sudbury" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of February 22, 2023.

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 following resolution was presented:

**PL2023-45**

Moved By Councillor Lapierre

Seconded By Councillor Landry-Altmann

Resolution regarding the Zoning By-law Amendment:

THAT the City of Greater Sudbury approves the application by Northern Home Builders & Renovators Inc. to amend Bylaw 2010-100Z being the Zoning By-law for the City of Greater Sudbury by changing the zoning classification on a northerly portion of the subject lands from “R1-3”, Low Density Residential One to “R1-3(S)”, Low Density Residential One Special on those lands described as PIN 73592-0267, Parcel 22577, Lot 8, Plan M-409, Lot 2, Concession 2, Township of McKim, as outlined in the report entitled “678 Bedford Court, Sudbury” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of February 22, 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;
2. That the amending zoning by-law include a site-specific provision that a minimum lot frontage of 23 metres be required for the retained lands that are to be rezoned to “R1-3(S)”; and,
3. That conditional approval shall lapse on March 7, 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-Altmann

**CARRIED (5 to 0)**

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

**4.2 Algonquin Road, Sudbury – Preliminary Planning Report**

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

Kevin Jarus, agent for the application was present.

Mauro Manzoni, Senior Planner, outlined the report.

The agent for the applicant provided an electronic presentation.

**At 2:05 p.m. the committee recessed.**

**At 2:12 p.m. the committee reconvened.**

The agent for the applicant responded to questions from the committee members.

Joe Rocca, Director of Infrastructure Capital Planning, responded to questions from the Committee members.

The following concerned area residents provided comments to the Committee members:

Gary Brennan, Dan Draper, Kathy Hutzal, Tom Fensky, Katherine Thompson, Chuck Pearson, Mike Kozial, Camilla Yahnke, Craig Maki, Julie Brennan, Melissa Martell, Venkardeson Rajenndran and John Valent.

The agent for the applicant provided comments and responded to question from concerned area residents.

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.

The following resolution was presented:

**PL2023-46**

Moved By Councillor Lapierre

Seconded By Councillor Fortin

THAT the City of Greater Sudbury receive the comments and submissions made at the public hearing on File 751-6/22-009, as outlined in the report entitled "Algonquin Road, Sudbury – Preliminary Planning Report" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on February 22, 2023;

AND THAT staff complete their review of File 751-6/22-009 by 11415573 Canada Inc. and schedule a second public hearing on this matter before the Planning Committee, when complete.

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

**CARRIED (5 to 0)**

#### **4.3 Housekeeping Amendments**

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

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

The following resolution was presented:

**PL2023-47**

Moved By Councillor Landry-Altmann

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury's delegated official be directed to amend Zoning By-law 2010-100Z for the City of Greater Sudbury as outlined in the report entitled "Housekeeping Amendments", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of February 22, 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.

**5. Consent Agenda**

The following resolution was presented:

**PL2023-48**

Moved By Councillor Lapierre

Seconded By Councillor Landry-Altmann

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 Bonaventure Subdivision, Chelmsford**

**PL2023-49**

Moved By Councillor Lapierre

Seconded By Councillor Landry-Altmann

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 Lots 64-95, 97-117, 127-175, Blocks D, E & Part of Block C, Plan M-1058, Lot 1, Concession 3, Township of Balfour, File # 780-5/10001, in the report entitled "Bonaventure Subdivision, Chelmsford" from the General Manager of Growth and Infrastructure, presented at the meeting of February 22, 2023, as follows:

1. By deleting the words "Union Gas" and replacing them with "Enbridge Gas" in Condition #13;

2. By deleting Condition #25 and replacing it with the following:  
“25. That this draft approval shall lapse on November 25, 2025.”;
3. By adding the number “3” after the word “Conditions” in Condition #28; and,
4. By deleting Conditions #6 and #8 and inserting a new Condition #39 as follows:

“39. 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 more than 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;
- 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. Stormwater management must follow the recommendations of the Whitson River Subwatershed Study;
- 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.”

**CARRIED**

## **6. Managers' Reports**

### **6.1 Strategic Core Area Community Improvement Plan Application - 601 Kathleen Street**

The following resolution was presented:

**PL2023-50**

Moved By Councillor Fortin

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury continues the Application for 601 Kathleen Street under the Strategic Core Areas Community Improvement Plan.,

AND THAT the City of Greater Sudbury approves the Application at 601 Kathleen Street, Sudbury, 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 Area Community Improvement Plan Application – 601 Kathleen Street, Sudbury”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee Meeting of February 22, 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 3:58 p.m.

**CARRIED**