

# **Minutes**

## **For the Planning Committee Meeting**

April 12, 2023  
Tom Davies Square

Present (Mayor and Councillors)      Councillor Fortin, Councillor Cormier, Councillor Landry-Altmann

Absent      Councillor Lapierre, Councillor Leduc

City Officials      Kevin Fowke, General Manager of Corporate Services, Eric Labelle, City Solicitor and Clerk, Angela Roy, Acting Manager of Real Estate, Kris Longston, Director of Planning Services, Alex Singbush, Manager of Development Approvals, Robert Webb, Supervisor of Development Engineering, Wendy Kaufman, Senior Planner, Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk, Erin Foresheew, Clerk's Services Assistant, Jodie Godbout, Clerk's Services Assistant , Ashley Gosselin, Clerk's Services Assistant

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

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

The meeting commenced at 11:54 a.m.

#### **2. Roll Call**

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

#### **3. Closed Session**

The following resolution was presented:

##### **PL2023-58**

Moved By Councillor Cormier

Seconded By Councillor Fortin

THAT the City of Greater Sudbury moves to Closed Session to deal with one (1) Proposed or Pending acquisition or Disposition of Land Matters regarding Old Wanup Road, Sudbury; in accordance with the Municipal Act, 2001, par. 239(2)(c).

## **CARRIED**

At 11:55 a.m., the Planning Committee moved into Closed Session.

### **4. Recess**

At 11:58 a.m., the Planning Committee recessed.

### **5. Open Session**

At 1:00 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**

#### **8.1 875 Bruno Street, Azilda**

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

Diane and Raymond Gagnon, agents for the applicant were present.

Wendy Kaufman, Senior Planner, outlined the report.

The Chair asked whether there was anyone who wished to speak in the favor 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:

#### **PL2023-59**

Moved By Councillor Fortin

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury approves the application by Marc and JoAnne Beauchamp 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 73346-1008, Part 1, Plan 53R-13565, Parcel 30011 S.W.S., Lot 2, Concession 2, Township of Rayside, as outlined in the report entitled "875 Bruno Street, Azilda", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on April 12, 2023.

YEAS: (3): Councillor Fortin, Councillor Cormier, and Councillor Landry-Altman

Absent (2): Councillor Lapierre, and Councillor Leduc

**CARRIED (3 to 0)**

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

**8.2 Bill 23, More Home Built Faster Act, 2022 Implementation – Site Plan Control**

Councillor Cormier moved to defer this item to a future Planning Committee Meeting in light of new provincial legislation. The province introduced Bill 97 (Helping Homebuyers, Protecting Tenants Act, 2023) on April 6, 2023 which will have implications for the proposed amendments. The matter was deferred pending the adoption of Bill 97.

**DEFERRED**

**9. Matters Arising from the Closed Session**

Councillor Cormier, as Chair of the Closed Session, reported that the Committee met in Closed Session to deal with one (1) Proposed or Pending acquisition or Disposition of Land Matters regarding Old Wanup Road, Sudbury; in accordance with the Municipal Act, 2001, par. 239(2)(c).

The following resolution was presented:

**PL2023-60**

Moved By Councillor Landry-Altman

Seconded By Councillor Fortin

THAT the City of Greater Sudbury authorize the sale of part of Old Wanup Road, legally described as part of PIN 73470-0319(LT), Parts 1 and 2, Plan 53R-21681, 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 the net proceeds of the sale be credited to the Capital Financing Reserve Fund – General.

**CARRIED**

**10. Consent Agenda**

The following resolution was presented:

**PL2023-61**

Moved By Councillor Fortin

Seconded By Councillor Landry-Altman

THAT the City of Greater Sudbury approves Consent Agenda item 10.1.1.

**CARRIED**

**10.1 Routine Management Reports**

The following is the Consent agenda item:

**10.1.1 Willow Ridge Estates subdivision, Sudbury**

**PL2023-62**

Moved By Councillor Fortin

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 Part of Parcel 47429 S.E.S. and Parts 4 and 5, Plan 53R-17363, Lots 3 and 4, Concession 6, Township of Broder, File # 780-6/02006, in the report entitled "Willow Ridge Estates Subdivision, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on April 12, 2023 as follows:

1. In Condition #15, by adding the following to the end:  
"to the City of Greater Sudbury Engineering Standards at the time of submission".
2. By deleting Condition #31 and replacing it with the following:  
"31. That this draft approval shall lapse on April 23, 2026."
3. In Conditions #34 by replacing 'applicant/owner' with  
"owner".
4. In Condition #48, by replacing the part of the condition which reads 'Stormwater management must follow the recommendations of the Junction Creek Subwatershed Study for the areas of the development located within Junction Creek Subwatershed', with the following:  
"Stormwater management must follow the recommendations of the Junction Creek Subwatershed Study for the areas of the development located within Junction Creek subwatershed and the areas located within Algonquin Creek subwatershed must follow the stormwater management approach as per the direction of the General Manager of Growth and Infrastructure."
5. By adding a new Condition #50:

“50. All wetlands within 30 m of the proposed development area must be mapped by a qualified professional and development must conform to Conservation Sudbury’s wetland guidelines.”

6. By adding a new Condition #51:

“51. The owner agrees to provide the required soils report, stormwater, water, sanitary sewer and lot grading master planning reports and plans to the Director of Planning Services prior to the submission of servicing plans for any phase of the subdivision.”

7. By adding a new Condition #52:

“52. The owner shall provide proof of sufficient fire flow and maximum day pressures in conjunction with the submission of construction drawings for each phase of construction. All costs associated with upgrading the existing distribution system to service this subdivision will be borne totally by the owner.”

**CARRIED**

## **11. Managers' Reports**

### **11.1 Deeming By-law for 3 and 5 Cedro Court, Capreol**

The following resolution was presented:

**PL2023-63**

Moved By Councillor Fortin

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury deems Lot 40 & Lot 41, Plan 53M-1211 not to be part of a registered plan for the purposes of Section 50(3) of the Planning Act, as outlined in the report entitled “Deeming By-law for 3 & 5 Cedro Court, Capreol”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on April 12, 2023;

AND THAT Staff be directed to prepare a by-law for Council to enact deeming Lot 40 & Lot 41, Plan 53M-1211 not to be part of a plan of subdivision for the purposes of Subsection 50(3) of the Planning Act.

**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**

Councillor Fortin moved to adjourn the meeting. Time 1:17 p.m.

**CARRIED**