

**Minutes**  
**For the Planning Committee Meeting**

January 15, 2024  
Tom Davies Square

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

Councillor McIntosh

City Officials      Kris Longston, Director of Planning Services, Guido Mazza, Director of Building Services/Chief Building Official, Alex Singbush, Manager of Development Approvals, Robert Webb, Supervisor of Development Engineering, Ed Landry, Senior Planner, Wendy Kaufman, Senior Planner, Bailey Chabot, Senior Planner, Eric Taylor, Senior Planner, Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk, Josee Pilon-Jacques, AA, City Solicitor/City Clerk, Danielle Derochie, Legislative Compliance Coordinator, Sarah Moore, Legislative Compliance Coordinator, Regina Sgueglia, Clerk's Services Assistant

**Councillor Cormier, In the Chair**

---

**1. Open Session**

At 1:03 p.m., the Planning Committee commenced the Open Session.

**2. Roll Call**

A roll call was conducted.

Rules of Procedure

Councillor Cormier moved to allow Councillor McIntosh to take part in the discussion and debate regarding all items on the agenda.

**CARRIED**

**3. Declarations of Pecuniary Interest and the General Nature Thereof**

None declared.

**4. Public Hearings**

Councillor Lapierre arrived at 1:06 p.m.

Councillor Leduc arrived at 1:07 p.m.

#### **4.1 0 Countryside Drive, Sudbury**

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

Kevin Jarus, Tulloch Engineering Ltd., agent for the applicant was present.

Bailey Chabot, Senior Planner, outlined the report.

The Planning Department staff responded to questions from the Committee members.

The agent for the applicant provided comments and responded to questions from the Committee members.

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

Raymond Coutu and Tom Holmberg.

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.

Rules of Procedure

Councillor Cormier moved to waive reading of resolution.

#### **CARRIED**

The following resolution was presented:

#### **2024-1**

Moved By Councillor Fortin

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury's delegated official be directed to issue draft plan approval for a plan of subdivision on those lands described as PIN 73475-1683, Lot 6, Concession 6, Parts 3 & 4, Plan 53R-19308, Township of Broder, as outlined in the report entitled "0 Countryside Drive, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on January 15, 2024, not sooner than 14 days following the date of the public meeting in accordance with the requirements of Section 51(25) of the Planning Act, subject to the following draft approval conditions:

Development Approvals

1. That this approval applies to a draft plan of subdivision on lands described as PIN 73475-1683, Lot 6, Concession 6, Parts 3 & 4, Plan 53R-19308, Township of Broder, as shown on the draft plan of subdivision plan prepared by Tulloch Geomatics Inc. titled "DRAFT PLAN OF SUBDIVISION PART OF LOT 6, CONCESSION 6 GEOGRAPHIC TOWNSHIP OF BRODER CITY OF GREATER SUDBURY DISTRICT OF SUDBURY TULLUCH GEOMATICS INC., O.L.S. 2022", and signed by the owner on February 27, 2023.
2. That this draft approval shall lapse three years from the date on which draft approval is issued.
3. That prior to the signing of the final plan the Planning Services Division shall be advised by the Ontario Land Surveyor responsible for preparation of the final plan that the lot areas, frontages and depths appearing on the final plan do not violate the requirements of the Restricted Area By laws of the municipality in effect at the time such plan is presented for approval to the satisfaction of the Director of Planning Services.
4. That the draft plan of subdivision be amended to remove the "future driveway" portion shown to the north of Lot 16 as it represents an undersized lot frontage, either by adjusting the park or by enlarging the "future driveway" so that it can be developed as a future lot, to the satisfaction of the Director of Planning Services.

#### Leisure Services & Legal Services

5. That a park of approximately 850 square metres located at the northeasterly terminus of the north/south road, due north of Lot 16, be dedicated to the City for parks purposes in accordance with Section 51.1 of the Planning Act to the satisfaction of the Director of Leisure Services and the City Solicitor.

#### Legal Services

6. That the street(s) be named and approved by the municipality and to the satisfaction of the City Solicitor.
7. That any dead ends or open sides of road allowances created by this plan of subdivision shall be terminated in 0.3 metre reserves that are to be conveyed to the municipality and held in trust by the municipality until required for future road allowances or the development of adjacent land and to the satisfaction of the City Solicitor.
8. That the subdivision agreement be registered by the municipality against the land to which it applies prior to any encumbrances and to the satisfaction of the City Solicitor.
9. That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority to the satisfaction of the City Solicitor.

10. That the owner agrees in writing to satisfy all municipal requirements, financial and otherwise, concerning the provision of roads, walkways, street lighting, sanitary sewers, watermains, storm sewers and surface drainage facilities to the satisfaction of the City Solicitor.

11. That the subdivision agreement contains provisions whereby the owner agrees that all the requirements of the subdivision agreement including installation of required services be completed within three years after registration to the satisfaction of the City Solicitor.

12. That in accordance with Section 59(4) of the Development Charges Act a notice agreement shall be registered on title to ensure that persons who first purchase the subdivided land after registration of the plan of subdivision are informed at the time the land is transferred of all development charges related to development and to the satisfaction of the City Solicitor.

#### Development Engineering

13. The owner shall provide a detailed lot grading plan prepared, signed, sealed, and dated by a professional civil engineer with a valid certificate of authorization for the proposed lots as part of the submission of servicing plans. This plan must show finished grades around building envelopes, retaining walls, swales, slopes, and lot corners. The plan must show sufficient grades on boundary properties to mesh the lot grading of the new site to existing properties.

14. The owner shall be responsible to have a storm water management report prepared to assess how the quality and quantity of storm water will be managed for the subdivision development, in addition to the flows generated from upstream lands. The report shall establish how the quantity of storm water generated within the subdivision will be controlled to pre-development levels for both the 1:5, 1:100 and regional storm events. The owner shall be required to submit a comprehensive drainage plan of the subject property, and any upstream areas draining through the subdivision.

15. The proposed internal subdivision roadways are to be built to urban standards, including mountable curb and gutters, storm sewers and related appurtenances to the City of Greater Sudbury Engineering Standards at the time of submission.

16. Prior to the submission of servicing plans, the Owner shall, to the satisfaction of the Director of Planning Services, provide an updated geotechnical report prepared, signed, sealed, and dated by a geotechnical engineer licensed in the Province of Ontario. Said report shall, as a minimum, provide information on the soils and groundwater conditions within the proposed development. Also, the report should include design information and recommend construction procedures for storm and

sanitary sewers, stormwater management facilities, watermains, roads to a 20 year design life, the mass filling of land, surface drainage works, erosion control, slope stability, slope treatment and building foundations. The geotechnical information on building foundations shall be to the satisfaction of the Chief Building Official and Director of Planning Services.

17. As part of the submission of servicing plans, the owner shall have any rear yard slope treatments designed by a geotechnical engineer licensed in the Province of Ontario incorporated into the lot grading plans if noted as required at locations required by the Director of Planning Services. Suitable provisions shall be incorporated into the Subdivision Agreement to ensure that the treatment is undertaken to the satisfaction of the Director of Planning Services.

18. Streetlights for this subdivision will be designed and constructed by Greater Sudbury Hydro Plus Inc. at the cost of the owner.

19. The owner will be required to ensure that the corner radius for all intersecting streets is to be 9.0 m.

20. The owner shall provide a utilities servicing plan showing the location of all utilities including City services, Greater Sudbury Hydro Plus or Hydro One, Bell, Union Gas, and Eastlink – as applicable. This plan must be to the satisfaction of the Director of Planning Services and must be provided prior to construction for any individual phase.

21. The owner shall provide proof of sufficient fire flow 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.

22. The owner shall provide proof of sufficient sanitary sewer capacity 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.

23. Draft Approval does not guarantee an allocation of sewer or water capacity. Prior to the signing of the final plan, the Planning Services Division is to be advised by the General Manager of Growth and Infrastructure that sufficient sewage treatment capacity and water capacity exists to service the development.

24. The applicant/owner shall provide to the City, as part of the submission of servicing plans a Siltation Control Plan detailing the location and types of sediment and erosion control measures to be implemented during the construction of each phase of the project. Said plan shall be to the satisfaction of the General Manager of Growth and Development and the Nickel District Conservation Authority. The siltation control shall remain in place until all disturbed areas have been stabilized. All sediment and

erosion control measures shall be inspected daily to ensure that they are functioning properly and are maintained and/or updated as required. If the sediment and erosion control measures are not functioning properly, no further work shall occur until the sediment and/or erosion problem is addressed.

25. 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 or concurrently with the submission of servicing plans for the first phase of the subdivision.

26. Final approval for registration may be issued in phases to the satisfaction of the Director of Planning Services, provided that:

- a. Phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure and other essential services, and;
- b. All agencies agree to registration by phases and provide clearances, as required, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.

27. That the owner shall have completed all major outstanding infrastructure deficiencies that are critical to the overall function of the subdivision in previous phases of the plan that have been registered, or have made arrangements for their completion, prior to registering a new phase of the plan, to the satisfaction of the General Manager of Growth and Infrastructure.

#### Drainage Engineering

28. A stormwater management report and associated plans must be submitted by the Owner's Consulting Engineer to the satisfaction of the General Manager of Growth and Infrastructure. The storm-water management 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 in excess of 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. Any resulting post development runoff in excess of this permissible discharge rate must be controlled and detained within the plan of subdivision;

- 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. The lands are located within the Algonquin Road watershed. Stormwater management must follow stormwater management approach as per direction of the General Manager of Growth and Infrastructure.
- 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; and,
- h. Existing drainage patterns on adjacent properties shall not be altered unless explicit permission is granted.

29. 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.

#### Infrastructure Capital Planning

30. The road alignment needs to be modified to permit the extension and continuation of the proposed north/south road to the satisfaction of the General Manager of Growth and Infrastructure.

#### Building Services

31. That prior to the submission of servicing plans, the owner shall provide a soils report prepared by a geotechnical engineer licensed in the Province of Ontario to the satisfaction of the General Manager of Growth and Infrastructure. The soils report shall at a minimum provide factual information on the soils and groundwater conditions within the proposed development. The soils report should also include design information and recommend construction procedures for storm and sanitary sewers, watermains, roads, the mass filling of land, surface drainage works including storm erosion control, slope stability and building foundations. The geotechnical information on building foundations shall be to the satisfaction of the Chief Building Official. The geotechnical engineer must also address requirements as it relates to the development under Ontario Regulation 406/19: On-Site and Excess Soil Management. If required, a soils caution agreement shall be registered on title to the satisfaction of the Chief Building Official and City Solicitor. The owner shall be responsible for the legal costs of preparing and registering the agreement.

32. That during the subdivision agreement registration process and based on anticipated quantities of removal of rock through blasting (if required) the following draft approval conditions are imposed:

- a. That the owner provides a geotechnical report outlining how work related to blasting shall be undertaken safely in order to protect adjoining structures and other infrastructure to the satisfaction of the Chief Building Official. The geotechnical report shall be prepared by a qualified blasting consultant defined as a professional engineer licensed in the Province of Ontario having a minimum of five-years experience related to blasting;
- b. That the blasting consultant shall be retained by the owner and shall be independent of the contractor and any sub-contractor that is performing blasting work. The blasting consultant shall be required to complete specified vibration monitoring that is recommended in the geotechnical report and provide a report detailing recorded vibration levels to the satisfaction of the Chief Building Official. Copies of the recorded ground vibration documents shall be provided to the contractor and any sub-contractor administration weekly or upon request;
- c. That the geotechnical report provide recommendations and specifications to the satisfaction of the Chief Building Official on the following as a minimum, but not necessarily limited to:
  - i. Pre-blast survey of surface structures and infrastructure within the affected area;
  - ii. Trial blast activities;

- iii. Procedures during blasting;
  - iv. Procedures for addressing blasting and damage complaints;
  - v. Blast notification mechanism(s) for adjacent residences;  
and,
  - vi. Structural stability of exposed rock faces.
- d. That the geotechnical report shall be submitted to the satisfaction of the Chief Building Official prior to the commencement of any removal of rock from the lands via blasting. Should the owner's construction schedule require the commencement of blasting and rock removal prior to the subdivision agreement having been signed, the owner is advised that a site alteration permit shall be required under the City of Greater Sudbury's Bylaw 2009-170 and shall require a similar geotechnical report as a minimum prior to its issuance.

33. The proposed engineered fill pad is to be surveyed by an Ontario Land Surveyor and a plan submitted indicating the location and extents for buildable area to the satisfaction of the Chief Building Official.

34. That any retaining walls greater than 1.0 metre in height be designed by a Professional Engineer, to the satisfaction of the Chief Building Official.

#### Bell Canada

35. The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

36. The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.

#### Greater Sudbury Hydro

37. The owner transfer a three metre (3m) wide easement, to be registered on title to the subject property, to Greater Sudbury Hydro Inc. for that portion of subdivision that frontage on any existing or proposed road allowances. The owner will be responsible for all legal and survey costs associated with this. The owner is also responsible for obtaining/providing a Postponement in favour of Greater Sudbury Hydro Inc.'s interest with respect to any and all existing Charge/Mortgage/Lien and/or Encumbrance of Land registered on title to this property. The owner

will be responsible for all costs associated with obtaining said Postponement.

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

**CARRIED (5 to 0)**

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

**4.2 1197 Leon Avenue, 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.

Eric Taylor, Senior Planner, outlined the report.

The agent for the applicant provided comments to 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:

**2024-2**

Moved By Councillor Lapierre

Seconded By Councillor Fortin

THAT the City of Greater Sudbury approves the application by Hanh Nguyen, Hoa Tran & Kim-Cuc Nguyen to amend Zoning By-law 2010-100Z by changing the zoning classification from "R1-5", Low Density Residential One to "R2-2(S)", Low Density Residential 2 Special, on lands described as PIN 02121-0476, Lot 26 Plan M219, Lot 1, Concession 6 Township of McKim, as outlined in the report entitled "1197 Leon Avenue, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on January 15, 2024, subject to the following conditions:

1. That the amending zoning by-law include the following site-specific provisions:
  - a. Permit a minimum lot frontage of 7.5 m where 9 m is required per unit.

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

**CARRIED (5 to 0)**

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

**4.3 0 Leonard Street, Chelmsford**

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

Ivan Martel, the applicant was present.

Eric Taylor, Senior Planner, outlined the report.

Ivan Martel, the applicant provided comments to 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

Councillor Cormier moved to waive reading of the resolution.

**CARRIED**

The following resolution was presented:

**2024-3**

Moved By Councillor Landry-Altmann

Seconded By Councillor Leduc

THAT the City of Greater Sudbury approves the application by Monique and Yvon Martel to amend Zoning By-law 2010-100Z by changing the zoning classification from "R1-5"(6) and "R1-5(20)", Low Density Residential One to "R3(S)", Medium Density Residential Special, on lands described as PINs 73350-0668 and 73350-0669, Parts 5 and 7, Plan 53R-21310 Lot 4, Concession 2, Township of Balfour, as outlined in the report entitled "0 Leonard Street, Chelmsford", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on January 15, 2024, subject to the following conditions:

1. That the amending zoning by-law include the following site-specific provisions for Part 5, Plan 53R-21310:

a) a maximum of three dwelling units shall be permitted in a row dwelling on the lot.

2. That the amending zoning by-law include the following site-specific provisions for Part 7, Plan 53R-21310:

- a) a maximum of three dwelling units shall be permitted in a row dwelling on the lot; and
- b) a minimum rear yard of 1.2 m plus an additional 0.6 m for each storey above the first storey.

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

**CARRIED (5 to 0)**

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

At 2:15 p.m. Committee Recessed.

At 2:25 p.m. Committee Reconvened.

**4.4 Minor Industrial and Housekeeping Amendments**

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

Wendy Kaufman, Senior Planner, outlined the report.

The Planning Department staff responded to questions from the Committee members.

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

Kevin Jarus.

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:

**2024-4**

Moved By Councillor Lapierre

Seconded By Councillor Fortin

THAT the City of Greater Sudbury directs staff to present an amendment to Zoning By-law 2010-100Z for the City of Greater Sudbury as outlined in the report entitled "Minor Industrial and Housekeeping Amendments", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of January 15, 2024, to:

- a. permit accessory outdoor storage in the M1-1, Business Industrial Zone;
- b. permit office use in the M1, Mixed Light Industrial/Service Commercial Zone; and
- c. permit housekeeping amendments.

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

**5. Consent Agenda**

The following resolution was presented:

**2024-5**

Moved By Councillor Lapierre  
Seconded By Councillor Fortin

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

**CARRIED**

The following are the Consent agenda items:

**5.1 Routine Management Reports**

**5.1.1 Municipal Road 55, Lively Draft Plan Amendment**

**PL2024-6**

Moved By Councillor Lapierre  
Seconded By Councillor Fortin

THAT the City of Greater Sudbury's delegated official be directed to amend the conditions of draft approval for the draft plan of subdivision on lands described as Parcel 13763 S.W.S., thirdly, being Part 1, Plan 53R-8730 in Lot 8, Concession 4, Township of Waters, City of Greater Sudbury, File 780-8/04008, as outlined in the report entitled "Municipal Road 55, Lively Draft Plan Amendment", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on January 15, 2023, as follows:

a) That Condition #1 be deleted and replaced with the following:

"That this draft approval applies to the draft plan of subdivision of Parcel 13763 S.W.S., thirdly, being Part 1, Plan 53R-8730, in Lot 8, Concession 4, Waters Township as shown on a plan of subdivision prepared by A. Bortolussi, O.L.S., and dated June 3, 2004, as

amended by a plan prepared by R.V. Anderson Associates Limited and dated September 1, 2021.”

b) By deleting Conditions #2, #12, #13, #30, and #34.

c) That Condition #3 be replaced with the following:

#3. That a 0.3 metre reserve along Municipal Road 55 be conveyed to the Municipality with the exception of a single driveway for Lots #1-5 and a single driveway for Lot #6. This reserve shall be held in trust by the Municipality until required for future road allowances or the development of adjacent land.

d) That Condition #25 be deleted and replaced with the following:

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 5-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 5-year design storm. Any resulting post development runoff in excess of 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) A hierarchical approach to stormwater management must be followed as described by the Ministry of the Environment, Conservation and Parks and as amended by City of Greater Sudbury most recent Stormwater Management Guide and Engineering Design Standards;

d) “enhanced” level must be used for the design of stormwater quality controls as defined by the Ministry of the Environment, Conservation and Parks;

- e) Stormwater management must further follow the recommendations of the Junction Creek Subwatershed Study;
- f) The drainage catchment boundary including external tributary catchments and their respective area must be clearly indicated with any stormwater management plan;
- g) 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;
- h) Minor storm drainage from the plan of subdivision shall not be drained overland onto adjacent properties; and,
- i) Existing drainage patterns on adjacent properties shall not be altered unless explicit permission is granted.

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 if required the owner shall dedicate the lands for stormwater management works as a condition of this development.

e) By adding a new clause 'f' to Condition #38:

f. The geotechnical engineer will be required to address the On-site and Excess Soil Management in accordance with Ontario Regulation 406/19 under jurisdiction of Environmental Protection Act, R.S.O. 1990, c. E.19.

f) By adding a new Condition #39:

#39. Access easements are registered on title to Lots 1, 2, 3, 4 & 5 to enable the development of a single shared driveway and private access road extending from Municipal Road 55.

g) By adding a new Condition #40:

#40. That the subdivision agreement registered on title contain provisions regarding municipal waste collection service limitations including that waste will be collected from public road only, with a common collection location provided at Municipal Road 55 at the driveway entrance, and that owners of Lots #1-5 will share the waste collection location and are collectively responsible for any by-law infractions, orders, fines, service suspensions or other waste collection issues.

**CARRIED**

## **6. Managers' Reports**

### **6.1 Strategic Core Areas Community Improvement Plan Application – 73-75 Larch Street (Tenant)**

The following resolution was presented:

#### **2024-7**

Moved By Councillor Lapierre

Seconded By Councillor Leduc

THAT The City of Greater Sudbury approves the application for 73-75 Larch (Tenant) within the maximum program amounts outlined in the Strategic Core Areas Community Improvement Plan, and directs staff to prepare a by-law to authorize staff to enter into the required agreements, as outlined in the report entitled “Strategic Core Areas Community Improvement Plan Application – 73-75 Larch Street (Tenant)”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee Meeting on January 15, 2024.

YEAS: (4): Councillor Lapierre, Councillor Cormier, Councillor Leduc, and Councillor Landry-Altmann

NAYS: (1): Councillor Fortin

**CARRIED (4 to 1)**

## **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 Fortin moved to adjourn the meeting. Time: 2:58 p.m.