

Minutes

For the Planning Committee Meeting

February 12, 2024
Tom Davies Square

Present (Mayor and Councillors)	Councillor Lapierre, Councillor Fortin, Councillor Cormier, Councillor Landry-Altmann
Absent	Councillor Leduc
City Officials	Alex Singbush, Manager of Development Approvals, Robert Webb, Supervisor of Development Engineering, Wendy Kaufman, Senior Planner, Eric Taylor, Senior Planner, Stephen Monet, Manager of Strategic and Environmental Planning, Ryan Purdy, Manager of Transportation & Innovation Support, Paul Javor, Drainage Engineer, Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk, Sarah Moore, Legislative Compliance Coordinator , Regina Sgueglia, Clerk's Services Assistant

Councillor Cormier, In the Chair

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 3070 Martin Road, Blezard Valley

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

Bryan Dorland, the agent was present.

Eric Taylor, Senior Planner, outlined the report.

Councillor Landry-Altmann arrived at 1:08 p.m.

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 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:

PL2024-17

Moved By Councillor Fortin

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury approves the application by Myriam Bals to amend Zoning By law 2010-100Z by changing the zoning classification on the subject lands from “RU(19)”, Rural Special to “R1-4”, Low Density Residential One on those lands described as Part of PIN 73500-0590, Part of Parts 1 & 3 Plan 53R-21029, Lot 10, Concession 6, Township of Blezard, as outlined in the report entitled “3070 Martin Road, Blezard Valley”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of February 12, 2024, subject to the following:

1. That prior to the enactment of the amending by-law
 - a. The owner shall have prepared and submitted a registered survey of the lands to be rezoned to the satisfaction of the Director of Planning Services; and
 - b. The owner shall dedicate to the City a 0.3 metre wide reserve adjacent to Menard Street free of all charges and encumbrances on the lands to be rezoned to the satisfaction of the City Solicitor.
2. That conditional approval shall lapse on February 13, 2026, unless Condition #1 above has been met or an extension has been granted by Council.

YEAS: (3): Councillor Lapierre, Councillor Fortin, and Councillor Cormier

Absent (2): Councillor Leduc, and Councillor Landry-Altmann

CARRIED (3 to 0)

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

4.2 7679B Estaire Road, Wanup

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

Craig Simon and Rebecca Henry, the applicants were present.

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 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:

PL2024-18

Moved By Councillor Lapierre

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury approves the application by Craig Simon & Rebecca Henry to amend Zoning By-law 2010-100Z by changing the zoning classification from "RU", Rural to "RU(S)", Rural Special on lands described as PIN 73470-0121, Parcel 45816 S.E.S., Part 1, Plan 53R-9235 in Lot 3, Concession 1, Township of Dill, as outlined in the report entitled "7679B Estaire Road, Wanup" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on February 12, 2024, subject to the following conditions:

1. That the amending by-law includes the following site-specific provisions:
 - i. In addition to the uses permitted in the Rural zone, a home industry comprising small equipment repairs, metal work and welding shall be permitted subject to the following provisions:
 - a. The home industry shall be restricted to the existing accessory building;
 - b. A minimum westerly interior side yard setback of 17 metres for the accessory building and outdoor storage area shall be permitted;
 - c. The outdoor storage area shall comply with the requirements of Section 4.28;

- d. No automotive uses shall be permitted including automotive repair, body work and painting; and,
- e. A paint spray booth shall not be permitted.

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

Absent (1): Councillor Leduc

CARRIED (4 to 0)

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

4.3 Algonquin Road, Sudbury

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

Luis Esteves and Zane Colt, the agents were present.

Wendy Kaufman, Senior Planner, outlined the report.

The agent for the applicant provided comments.

The Planning Department staff 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 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:

PL2024-19

Moved By Councillor Fortin

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury approves the application by Hautamaki Estates Limited to amend Zoning Bylaw 2010-100Z by changing the zoning classification on the subject lands from "FD", Future Development to "I(46)", Institutional Special on those lands described as PIN 73475-1734 (LT), Part 1, Plan 53R-20024, Concession 6, Part Lot 5, Township of Broder, as outlined in the report entitled "Algonquin Road, Sudbury", from the General Manager of Growth and Infrastructure, presented at the

Planning Committee meeting of February 12, 2024, 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 February 13, 2026, unless Condition #1 above has been met or an extension has been granted by Council.

YEAS: (4): Councillor Lapierre, Councillor Fortin, Councillor Cormier, and Councillor Landry-Altman

Absent (1): Councillor Leduc

CARRIED (4 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

Rules of procedure

Councillor Landry-Altman requested that Routine Management Reports 5.1.1 and 5.1.2 be pulled and dealt with separately.

The following resolution was presented:

PL2024-20

Moved By Councillor Lapierre

Seconded By Councillor Fortin

THAT the City of Greater Sudbury approves Consent Agenda items 5.1.3 to 5.1.4.

CARRIED

The following are the Consent agenda items:

5.1 Routine Management Reports

5.1.3 Ztillion Holdings Ltd.

PL2024-21

Moved By Councillor Lapierre

Seconded By Councillor Fortin

THAT the City of Greater Sudbury deem the draft approval for a plan of subdivision on those lands described as PIN 73342-0855, Lot 86, Plan M-1010, Lot 9, Concession 1, Township of Levack, File # 780-4/08005, to have not lapsed in accordance with Subsection

51(33.1) of the Planning Act, as outlined in the Report Entitled “Ztillion Holdings Ltd.”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on February 12, 2023.

CARRIED

PL2024-22

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 a plan of subdivision on those lands described as PIN 73342-0855, Lot 86, Plan M-1010, Lot 9, Concession 1, Township of Levack, File # 780-4/08005, as outlined in the report entitled “Ztillion Holdings Ltd.” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of February 12, 2024 as follows:

1. By adding the following at the end of Condition #5:

"The owner shall comply with Ontario Reg 406/19 for On-Site and Excessive Soil Management."

2. By deleting Condition #7 and replacing it with the following:

“7. 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 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 predevelopment 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 Onaping River 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 the owner shall dedicate the lands for stormwater management works as a condition of this development.”

3. By deleting Condition 24 and replacing it with the following:

“24. That this draft approval shall lapse on June 23, 2024.”

CARRIED

5.1.4 Unopened Damaris Crescent, Sudbury – Road Closure and Declaration of Surplus Land

PL2024-23

Moved By Councillor Lapierre

Seconded By Councillor Fortin

THAT the City of Greater Sudbury closes by by-law and declares surplus to the City’s needs unopened Damaris Crescent, Sudbury, legally described as PIN 73587-0396(LT), being part of Lot 9, Concession 2, Township of McKim;

AND THAT the unopened road allowance be offered for sale to the abutting landowner to the north pursuant to the procedures governing the sale of limited marketability surplus land in accordance with Property By-law 2008-174, as outlined in the report entitled “Unopened Damaris Crescent, Sudbury – Road Closure and Declaration of Surplus Land”, from the General Manager of Corporate Services, presented at the Planning Committee meeting on February 12, 2024.

CARRIED

5.1.1 Dalron Construction Limited Howey Drive Subdivision, Sudbury

Rules of Procedure

Councillor Cormier moved to waive reading of the resolution.

CARRIED

The following resolution was presented:

PL2024-24

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 a plan of subdivision on those lands described as Part of PINs 73582-0131 & 73583-0363, Parcels 18754 and 57095 SES, Lots 3 & 4, Concession 3, Township of McKim, File # 780-6/11007, as outlined in the report entitled “Dalron Construction Limited Howey Drive Subdivision, Sudbury”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of February 12, 2024, as follows:

1. By deleting Condition #9 and replacing it with the following:
“9. That this draft approval shall lapse on January 8, 2027.”

2. By deleting Condition #11;
3. By adding the following to the end of both conditions #12 and #35:

“A geotechnical engineer will be required to address On-Site and Excess Soil Management in accordance with O.Reg 406/19.”
4. By deleting Condition #15 and replacing it with the following:

“15. The owner/developer agrees to provide the required soils report, water, sanitary sewer and lot grading master planning reports and plans to the satisfaction of the Director of Planning Services and the stormwater management report and plans to the satisfaction of the Director of Planning Services and Conservation Sudbury, all prior to the submission of servicing plans for any phase of the subdivision.
5. By amending Condition #16 as follows:
 - a) Deleting reference to “Nickel District Conservation Authority” and replacing it with “Conservation Sudbury”
6. By deleting condition #23 and replacing it with the following:

“23. A storm water 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 with the plan of subdivisions 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 development runoff resulting from a 100 year storm or regional storm event, whichever is greater;

- c) A hierarchical approach to stormwater management must be followed as described by the Ministry of 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 Ramsey Lake 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 the owner shall dedicate the lands for the storm water management works as a condition of this development.

7. By deleting conditions #24, 25 and 26.

8. By deleting Condition #45 and replacing it with the following:

“45. The owner/developer shall prepare and submit a landscape plan as per Policy 9.4.4 of the City of Greater Sudbury Official Plan to the satisfaction of the Director of Planning Services.”

9. By adding Condition #55 as follows:

“55. The wetland(s) mapped by an OWES-certified professional, must be shown on plans with a 12 m and 30 m buffer and a 120 m buffer for wetlands 2 ha in size or greater. Development must comply with Conservation Sudbury’s Wetland Guideline.”

CARRIED

5.1.2 Saldan Developments Ltd.

Rules of Procedure

Councillor Cormier moved to waive reading of the resolution.

CARRIED

The following resolution was presented:

PL2024-25

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 a draft plan of subdivision on those lands described as PIN 02132-1366, Part of Lot 4, Concession 4, Township of McKim, File # 780-6/04007, as outlined in the report entitled "Saldan Developments Ltd.", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on February 12, 2024 as follows:

1. By deleting Condition # 30 and replacing it with the following:

"30. This draft approval shall lapse on October 29, 2026."

2. By deleting Condition # 39;

3. By adding the following to the end of Condition of Condition # 44:

"f. A geotechnical engineer will be required to address On-site and Excess Soil Management in accordance with *O. Reg. 406/19*."

4. By adding as Condition #45:

"45. The owner shall design and install traffic calming measures to reduce operating speeds in the subdivision to the satisfaction of the General Manager of Growth and Infrastructure."

CARRIED

6. Members' Motions

No Motions were presented.

7. Addendum

No Addendum was presented.

8. Civic Petitions

No Petitions were submitted.

9. Question Period

No Questions were asked.

10. Adjournment

Councillor Fortin moved to adjourn the meeting. Time: 2:10 p.m.

CARRIED