

Minutes

For the Planning Committee Meeting

March 18, 2024
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, Wendy Kaufman, Senior Planner, Bailey Chabot, Senior Planner, Eric Taylor, Senior Planner, Ed Landry, Senior Planner, Community & Strategic Planning, Stephanie Poirier, Senior Planner, Barbara Dubois, Director of Housing Operations, Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk, Regina Sgueglia, Clerk's Services Assistant, Srijana Rasaily, Clerk's Services Assistant, Rory Whitehouse, Clerk's Services Assistant

Councillor Cormier, In the Chair

1. Call to Order

The meeting commenced at 11:30 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:

PL2024-39

Moved By Councillor Lapierre
Seconded By Councillor Fortin

THAT the City of Greater Sudbury moves to Closed Session to deal with two (2) Proposed or Pending acquisition or Disposition of Land Matters, the first regarding Dell Street, Sudbury and the second regarding Ramsey Lake Road, Sudbury, in accordance with the Municipal Act, 2001, par. 239(2)(c).

CARRIED

At 11:33 a.m., the Planning Committee moved into Closed Session.

4. Recess

At 11:55 a.m., the Planning Committee recessed.

5. Open Session

At 1:00 p.m., the Planning Committee commenced the Open Session.

7. Declarations of Pecuniary Interest and the General Nature Thereof

None declared.

Rules of Procedure

Councillor Landry-Altman moved that the order of the agenda be altered to deal with Item 8.4 before Item 8.1.

CARRIED BY TWO-THIRDS

8. Public Hearings

8.4 Royal Oaks/Nickeldale Subdivision, Sudbury

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

Kristi Arnold, the applicant and Kevin Jarus, Tulloch Engineering were present.

Wendy Kaufman, the Planner, outlined the report.

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

The agent for the applicant provided comment and responded to questions from the Committee Members.

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

Patch, David Robinson, Kathy Browning, John Lalonde, Spenser McCall, Brian Miller and Nick Dubecki.

At 2:25 p.m., Committee recessed.

at 2:33 p.m., Committee reconvened.

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

The Chair asked whether there was anyone else who wished to speak in favour or against the application and hearing none:

At 2:51 p.m., Committee recessed.

at 3:07 p.m., Committee reconvened.

The Public Hearing for the rezoning application 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:

PL2024-40

Moved By Councillor Landry-Altman

Seconded By Councillor Lapierre

Resolution Regarding the Rezoning:

THAT the City of Greater Sudbury approves the application by Dalron Construction Ltd. to amend Zoning By-law 2010-100Z by changing the zoning classification from “R1-5”, Low Density Residential One and “R3-1.D38”, Medium Density Residential to “R2-2”, Low Density Residential Two, on lands described as PIN 73602-0540, Lot 101, 143, 196-198 & Block D, Plan M-1044, Part of Lot 2, Concession 6, Township of McKim, as outlined in the report entitled “Royal Oaks/Nickeldale Subdivision, Sudbury”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on March 18, 2024, subject to the following conditions:

1. That the owner provides a registered survey plan to the satisfaction of the Director of Planning Services, which identifies the lands to be used for the stormwater management pond and open space as parts on a plan, to enable the preparation of an amending by-law.
2. That the lands be rezoned as follows:
 - a. Lots 101, 143, and 196-198, Plan M-1044, be rezoned from “R1-5”, Low Density Residential One to “R2-2”, Low Density Residential Two;
 - b. Block D, Plan M-1044 be rezoned from “R3-1.D38”, Medium Density Residential to “R2-2”, Low Density Residential Two; and
 - c. That Blocks 89-93 in the proposed redraft plan be rezoned from “R1-5”, Low Density Residential One and “R2-2”, Low Density Residential Two, to “OSC”, Open Space Conservation.
3. That conditional approval shall lapse on March 19, 2026 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)

Rules of Procedure

Councillor Landry-Altmann moved to defer resolution regarding the Redraft of the Subdivision to the May 27, 2024 Planning Committee meeting to have further discussion regarding the traffic control at the intersection of Woodbine, Montrose and the new Subdivision.

A recorded vote was held:

YEAS: (2): Councillor Cormier and Councillor Landry-Altmann,

NAYS: (3): Councillor Fortin, Councillor Lapierre and Councillor Leduc

DEFEATED

The Public Hearing for the Redraft of Subdivision 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:

PL2024-41

Moved By Councillor Lapierre

Seconded By Councillor Fortin

Resolution Regarding the Redraft of the Subdivision:

THAT the City of Greater Sudbury’s delegated official be directed to redraft and amend the conditions of draft approval for a plan of subdivision on those lands described as Part of Plans M-1044 and M-1045, Part of Lots 2 & 3, Concession 6, Township of McKim, File # 780-6/89023, as outlined in the report entitled “Royal Oaks/Nickeldale Subdivision, Sudbury” from the General Manager of Growth and Infrastructure, presented at the meeting of March 18, 2024, as follows:

1. By adding the following at the end of Condition #1: “, and Tulloch and R.V. Anderson Associates Limited, dated September 1, 2021.”
2. By replacing ‘Municipality’ or ‘City of Greater Sudbury’ with ‘City’ in Conditions #2, #3, #4, #5, and #7.

3. By replacing 'Planning and Development Department' or 'Director of Planning Services of the City of Greater Sudbury' with 'Director of Planning Services' in Conditions #23 and #38.
4. By deleting Condition #17 and replacing it with the following: "17. That no development other than the development of lots 50 to 70 on the plan prepared by Tulloch and R.V. Anderson Associates Limited and dated September 1, 2021, shall be permitted on the lots fronting onto Forestdale Drive south of the hydro corridor, until such time as Forestdale Drive has been extended to connect with the east-west street (Roselawn Street) north of the hydro corridor, which shall have been built from Forestdale to Montrose Avenue and Montrose Avenue shall have been extended north from Forestdale Drive to the north limit of the east-west street (Roselawn Street)."
5. By replacing 'General Manager of Public Works' with 'General Manager of Growth and Infrastructure' in Condition #25, and deleting the reference to the General Manager of Growth and Development in Condition #44.
6. By adding the following to the end of Condition #27: "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."
7. By deleting Condition #28 and replacing it with the following: "28.A stormwater management report and associated plans must be submitted by the Owner's Consulting Engineer for approval by the City. 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. The report must address the following requirements:
 - 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;

- 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;
 - 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 Storm Water Management Guide and Engineering Design Standards.
 - "Enhanced" level must be used for the design of stormwater quality controls as defined by the Ministry of the Environment, Conservation and Parks;
 - Stormwater management must follow the recommendations of the Junction Creek Subwatershed Study;
 - The drainage catchment boundary including external tributary catchments and their respective area must be clearly indicated with any stormwater management plan;
 - 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;
 - Minor storm drainage from the plan of subdivision shall not be drained overland onto adjacent properties; and,
 - Existing drainage patterns on adjacent properties shall not be altered unless explicit permission is granted. "
8. By replacing 'owner' with 'developer' in Conditions #32, #35, #36, #38, #39.
 9. By replacing 'Ministry of the Environment' with 'Ministry of the Environment, Conservation and Parks' in Condition #40.
 10. By adding new condition #48: "48. The owner shall demonstrate, to the satisfaction of Conservation Sudbury, that each lot has sufficient area outside of the regulatory floodplain to support the

proposed development. The current regulatory flood elevation is 274.90 metres above sea level.”

11. By adding new condition #49: “49. The wetland(s) must be mapped by a qualified professional (OWES-certified with experience in wetland mapping). The wetlands must be mapped within the location of the proposed subdivision and within 30 metres of the proposed subdivision. All mapping must include the wetland boundary and areas of potential interference shown at 12 metres, 30 metres and 120 metres from the wetland boundary. Development must comply with Conservation Sudbury’s wetland guidelines.”
12. By adding a new condition #50: “50. Streetlights for the subdivision will be designed and constructed by Greater Sudbury Hydro Plus Inc. at the cost of the owner.”
13. By adding a new condition #51: “51. Blocks 89, 91, 92 & 93, as generally indicated on the plan, shall be dedicated to the City to the satisfaction of the Director of Planning Services, Director of Leisure Services, and the City Solicitor.”

A recorded vote was held:

YEAS: (4): Councillor Lapierre, Councillor Fortin, Councillor Cormier, and Councillor Leduc

NAYS: (1): Councillor Landry-Altman

CARRIED (4 to 1)

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

8.1 0 Keen Street, Sudbury

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

Eric Taylor, Senior Planner, outlined the report.

Barbara Dubois, Director of Housing Operations, 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 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:

PL2024-42

Moved By Councillor Leduc

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury approves the application by Health Sciences North to amend Zoning Bylaw 2010-100Z by changing the zoning classification on the subject lands from “FD”, Future Development to “R3-1.D35”, Medium Density Residential on those lands described as Part of PIN 73573-0181, Parcel 30821, Lot 12, Concession 4, Township of Neelon, as outlined in the report entitled “0 Keen Street, Sudbury”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of March 18, 2024, subject to the following:

1. That prior to the enactment of the amending by-law 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.
2. That conditional approval shall lapse on March 19, 2026, 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-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.

8.2 71 Lasalle Boulevard, Sudbury

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

Kevin Jarus and Aaron Ariganello, Tulloch Engineering, the agents were present.

Bailey Chabot, Senior Planner, outlined the report.

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 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:

PL2024-43

Moved By Councillor Lapierre

Seconded By Councillor Fortin

THAT the City of Greater Sudbury approves the application by 2538085 Ontario Inc. to amend Zoning By-law 2010-100Z by changing the zoning classification from “R1-5”, Low Density Residential One to “R3 Special”, Medium Density Residential Special on lands described as PIN 02127-0468, Part Lot 5, Concession 5, Township of McKim; Greater Sudbury, as outlined in the report entitled “71 Lasalle Boulevard, Sudbury”, from the General Manager, Growth and Infrastructure, presented at the Planning Committee meeting on March 18, 2024 subject to the following conditions:

1. That the amending by-law includes the following site-specific provisions:
 - a. The street line abutting Crescent Park Road be considered the front lot line;
 - b. A minimum rear yard setback be 4.5 metres be permitted;
 - c. A minimum of 4.5 metres be permitted for the required privacy yard;
 - d. A minimum corner side yard setback of 3.5 metres, be permitted;
 - e. A minimum 2 metre-wide landscaping strip along Lasalle Boulevard and Crescent Park Road, be permitted; and,
 - f. A refuse storage area be permitted in the front yard and shall maintain a front yard setback of no less than 8.0 metres.

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

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.

8.3 0 Duhamel Road, Lively

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

Kevin Jarus and Aaron Ariganello, Tulloch Engineering the agents were present.

Bailey Chabot, 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 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:

PL2024-44

Moved By Councillor Lapierre

Seconded By Councillor Leduc

THAT the City of Greater Sudbury approves the application by 1930115 Ontario Ltd. to amend Zoning By-law 2010-100Z by changing the zoning classification from "M5", Extractive Industrial to "M3(H)", Heavy Industrial with Holding provisions on lands described PIN 73372-0230, Part Lot 3, Concession 5, Township of Waters, being Parts 1,2,6,8,15,16 & 17, on Plan 53R15832 Except Part 1 on Plan 53R-17519; (0 Duhamel Road, Lively), as outlined in the report entitled "0 Duhamel Road, Lively", from the General Manager, Growth and Infrastructure, presented at the Planning Committee meeting on March 18, 2024 subject to the following conditions:

1. That the amending by-law includes the following site holding provisions:
 - a. That all uses associated with the M3, Heavy Industrial zone be prohibited until the upgrading of Duhamel Road to the satisfaction of the General Manager of Growth and Infrastructure.
 - b. That the only permitted uses be a Commercial or Public Garage and Vehicle Repair Shop to a maximum gross floor area of 557.36 metres square, a Contractor's Yard to a maximum gross floor area of 557.36 metres squared, and Heavy Equipment Sales and Rental to a maximum gross floor area of 399.8 metres squared, until such a time as municipal wastewater services are provided to the subject lands.

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.

9. Matters Arising from the Closed Session

Councillor Lapierre, as Chair of the Closed Session, reported that the Committee met in Closed Session to deal with two (2) Proposed or Pending acquisition or Disposition of Land Matters, the first regarding Dell Street, Sudbury and the second regarding Ramsey Lake Road, Sudbury, in accordance with the Municipal Act, 2001, par. 239(2)(c). Two recommendations emanated from the meeting.

The following resolution was presented:

PL2024-45

Moved By Councillor Lapierre
Seconded By Councillor Fortin

THAT the City of Greater Sudbury authorize the purchase of vacant land west of Dell Street, Sudbury, legally described as PIN 02245-0355(LT), part of Lot 17 on Plan M7B, Township of McKim;

AND THAT the acquisition be funded from the Junction Creek Stormwater Management – Contract account;

AND THAT a by-law be prepared to authorize the purchase and execution of the documents required to complete the real estate transaction.

CARRIED

The following resolution was presented:

PL2024-46

Moved By Councillor Lapierre
Seconded By Councillor Fortin

THAT the City of Greater Sudbury authorize the sale of a non-exclusive easement in the nature of a right-of-way over and across part of 1226 Ramsey Lake Road, Sudbury, legally described as part of PIN 73592-0141(LT), being Parts 4-6 on Plan 53R-20429, and part of PIN 73592-0280(LT), being Part 18 on Plan 53R-20429, City of Greater Sudbury;

AND THAT a by-law be prepared authorizing the sale of easement 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:

PL2024-47

Moved By Councillor Lapierre

Seconded By Councillor Fortin

THAT the City of Greater Sudbury approves Consent Agenda items 10.1.1 to 10.1.2.

CARRIED

The following are the Consent agenda items:

10.1 Routine Management Reports

10.1.1 401 Joannette Road, Chelmsford - Request for Extension

PL2024-48

Moved By Councillor Lapierre

Seconded By Councillor Fortin

THAT the City of Greater Sudbury approves the extension of Official Plan Amendment application File # 701-5/19-001 and rezoning application File # 751-5/19-002 by Nickel Belt Boom Truck Ltd. on lands described as Part of PIN 73350-0593 in Lot 4, Concession 2, Township of Balfour, as outlined in the report entitled "401 Joannette Road, Chelmsford", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on March 18 2024, for a period of one (1) year to January 9, 2025.

CARRIED

10.1.2 1789682 Ontario Ltd.

PL2024-49

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 Parcel 1446 SES, Lots 7 & 8, Concession 1, Township of McKim, File # 780-6/89019E, in the report entitled "1789682 Ontario Ltd.", from the General Manager of Growth and Infrastructure, presented at the meeting of March 18, 2024, as follows:

1. By deleting Condition #23 and replacing it with the following:
“23. That this draft approval shall lapse on February 6, 2027.”;

2. By amending Condition #28 to insert the following:

“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;

and re-lettering the existing Conditions 28 c), d), e), f), g), h) and i) to Conditions 28 d), e), f), g), h), i), and j);

3. By amending Condition #39 to add at the end of the condition the following:

“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.”

4. By adding the following as Condition #52:

“52. The wetlands(s) must be mapped by a qualified professional (OWES-certified with experience in wetland mapping). The wetlands must be mapped within the location of the proposed subdivision. All mapping must include the wetland boundary and areas of potential interference shown at 12 metres, 30 metres and 120 metres from the wetland boundary. Development must comply with Conservation Sudbury’s wetland guidelines. A permit from Conservation Sudbury will be required if the proposed development will result in interference with the wetland.”

CARRIED

12. Members' Motions

No Motions were presented.

11. Managers' Reports

11.1 Brownfield Strategy and Community Improvement Plan Review

The following resolution was presented:

PL2024-50

Moved By Councillor Cormier

Seconded By Councillor Landry-Altman

THAT The City of Greater Sudbury directs staff to return with a draft amendment to the Brownfield Strategy and Community Improvement Plan by the end of Q4, 2024, as outlined in the report entitled “Brownfield Strategy and Community Improvement Plan Review” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of March 18, 2024.

CARRIED

11.2 Strategic Core Areas Community Improvement Plan Application – 517 Kathleen Street

The following resolution was presented:

PL2024-51

Moved By Councillor Lapierre

Seconded By Councillor Fortin

THAT The City of Greater Sudbury approves the Strategic Core Areas Community Improvement Plan application for 517 Kathleen Street, 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 – 517 Kathleen Street”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of March 18, 2024.

CARRIED

13. Correspondence for Information Only

13.1 Ontario Land Tribunal Decision - Case OLT-23-000586 – 500 Tedman Avenue, Sudbury

For Information Only.

14. Addendum

No Addendum was presented.

15. Civic Petitions

No Petitions were submitted.

16. Question Period

No Questions were asked.

17. Adjournment

Councillor Lapierre moved to adjourn the meeting. Time: 3:59 p.m.

CARRIED