

Minutes

For the Planning Committee Meeting

May 27, 2024
Tom Davies Square

Present (Mayor and Councillors)	Councillor Lapierre, Councillor Fortin, Councillor Cormier, Councillor Leduc, Councillor Landry-Altman
City Officials	Steve Jacques, General Manager of Community Development, Kris Longston, Director of Planning Services, Ed Landry, Senior Planner, Community & Strategic Planning, Melissa Riou, Senior Planner, Wendy Kaufman, Senior Planner, Stephanie Poirier, Senior Planner, Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk, Regina Sgueglia, 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:

PL2024-71

Moved By Councillor Lapierre
Seconded By Councillor Leduc

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

CARRIED

At 11:31 a.m., the Planning Committee moved into Closed Session.

4. Recess

At 12:11 p.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 3027 Vern Drive, Blezard Valley Extension

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

Alain Chouinard, the applicant was present.

Stephanie Poirier, Senior Planner, outlined the report.

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.

The following resolution was presented:

PL2024-72

Moved By Councillor Lapierre

Seconded By Councillor Leduc

THAT the City of Greater Sudbury approves the application by Alain & Sandra Chouinard 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 73500-0054, Parcel 49368, Plan 53R-12854 Part 2, Part Lot 12, Concession 6, Township of Blezard, as outlined in the report entitled "3027 Vern Drive, Blezard Valley", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on May 27, 2024.

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 5030 Dupuis Drive, Hanmer

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

Stephanie Poirier, Senior Planner, outlined the report.

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.

The following resolution was presented:

PL2024-73

Moved By Councillor Lapierre

Seconded By Councillor Leduc

THAT the City of Greater Sudbury approves the application by Mildred Dupuis 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 73510-0251, Part Lot 6, Concession 4, Township of Capreol, as outlined in the report entitled "5030 Dupuis Drive, Hanmer", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on May 27, 2024.

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.

8.3 620 Pine Street, Sudbury

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

Paul Pelland and Brett Dillman, the agents were present.

Stephanie Poirier, 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 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:

PL2024-74

Moved By Councillor Leduc

Seconded By Councillor Fortin

THAT the City of Greater Sudbury approves the application by Sudbury Home Buyers Inc. to amend Zoning By-law 2010-100Z by changing the zoning classification from “R2-2”, Low Density Residential Two to “R3(S)”, Medium Density Residential Special, on lands described as PIN 02179-0541, Parcel 19359, Being Lot 29 on Plan M112, Lot 7, Concession 4, Township of McKim, as outlined in the report entitled “620 Pine Street, Sudbury”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on May 27th, 2024, subject to the following conditions:

1. That prior to the enactment of an amending zoning by-law the following conditions be completed:
 - a. The owner shall have applied for a building permit and submitted plans which include landscaping and fencing to the satisfaction of the Chief Building Official.
2. That the amending zoning by-law include the following site-specific provisions:
 - a. Permit a minimum lot frontage of 15.24 m where 18 m is required;
 - b. Permit a minimum front yard setback of 4.51 m where 6 m is required;
 - c. Permit a minimum of 5 parking spaces, where 6 parking spaces are re-quired for four dwelling units; and
 - d. Permit a minimum planting strip width of 1.2 m with 1.5 m tall opaque fence along the interior and rear lot lines, whereas a 1.8 m wide planting strip is required with a 1.5 tall opaque fence abutting “R1” or “R2” properties

3. That conditional approval shall lapse on May 27th, 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)

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

8.4 931 B Red Deer Lake Road, Wahnapiatae

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

Alistair Ross and Michelle Ross, the applicants were present.

Wendy Kaufman, Senior Planner, outlined the report.

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

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:

PL2024-75

Moved By Councillor Fortin

Seconded By Councillor Leduc

THAT the City of Greater Sudbury approves the application by Alistair and Michele Ross to amend Zoning By law 2010 100Z by changing the zoning classification on the subject lands from "RU", Rural and "SLS" Seasonal Limited Service to "RU", Rural on those lands described as PIN 73480-0338, Parcel 33112, Parts 4-6, Plan 53R-19699, Part 1, Plan SR-16888 & Part 1, Plan SR2044, Lot 3, Concession 4, Township of Cleland, as outlined in the report entitled "931 B Red Deer Lake Road, Wahnapiatae", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of May 27, 2024, subject to the following:

1. That prior to the enactment of the amending by-law:
 - a. the owner shall have applied for a building permit and submitted plans for the conversion of the seasonal dwelling to a permanent dwelling to the satisfaction of the Chief Building Official, and
 - b. the owner shall have obtained any approvals required from the Sudbury and District Health Unit for the septic system as part of the conversion of the existing seasonal dwelling to a permanent dwelling.

2. That conditional approval shall lapse on May 28, 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)

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

8.5 Short-Term Rental Zoning By-Law Amendment

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

Ed Landry, Senior Planner, outlined the report.

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.

The following resolution was presented:

PL2024-76

Moved By Councillor Landry-Altmann

Seconded By Councillor Leduc

THAT the City of Greater Sudbury approves the amendment to the Zoning By-law to introduce the definition and associated permissions of a "Short-Term Rental", as outlined in the report entitled "Short-Term Rental Zoning By-law Amendment, from the General Manager, Growth and

Infrastructure, presented at the May 27, 2024 Planning Committee Meeting.

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 Proposed or Pending acquisition or Disposition of Land Matters, the first regarding Froot Road, Sudbury and the second regarding First Avenue, Levack, in accordance with the Municipal Act, 2001, par. 239(2)(c). One item was deferred and one recommendation emanated from the meeting.

The following resolution was presented:

PL2024-77

Moved By Councillor Lapierre
Seconded By Councillor Fortin

THAT the City of Greater Sudbury authorize a License Confirming and Amending Agreement with Bell Media Inc., for the continued use of the site and tower located at 699 Froot Road, Sudbury, for a further term of seven years;

AND THAT the annual licensing fee be funded from Financial – Support Services annual budget;

AND THAT the appropriate by-law be prepared to authorize the execution of the License Confirming and Amending Agreement.

CARRIED

10. Consent Agenda

The following resolution was presented:

PL2024-78

Moved By Councillor Leduc
Seconded By Councillor Fortin

THAT the City of Greater Sudbury approves Consent Agenda items 10.1.1 to 10.1.4.

CARRIED

The following are the Consent agenda items:

10.1 Routine Management Reports

10.1.1 Dominion Drive, Val Caron – Declaration of Surplus Land

PL2024-79

Moved By Councillor Leduc

Seconded By Councillor Fortin

THAT the City of Greater Sudbury declares surplus to the City's needs vacant land on Dominion Drive, Val Caron, legally described as PIN 73504-2731(LT), being Block 28, Plan 53M-1330, part of Lot 6, Concession 1, Township of Hanmer;

AND THAT the land be offered for sale to the abutting landowner to the west 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 "Dominion Drive, Val Caron – Declaration of Surplus Land", from the General Manager of Corporate Services, presented at the Planning Committee meeting on May 27, 2024.

CARRIED

10.1.2 Jeanne D'Arc/Dugas Street Subdivision, Val Therese

PL2024-80

Moved By Councillor Leduc

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 73504-2823, Parcel 22436 'A' SES, Lot 6, Concession 2, Township of Hanmer, File 780-7/08001, in the report entitled "Jeanne D'Arc/Dugas Street Subdivision, Val Therese", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on May 27, 2024 as follows:

1. By replacing Condition #11 with the following:

"11. This draft approval shall lapse on June 23, 2027."

2. By replacing Condition #35 with the following:

"35. The applicant must demonstrate, to the satisfaction of Conservation Sudbury how the development will continue to convey stormwater from upstream properties currently reporting to the site, including an overland flow route for the regulatory storm event, without increasing the risk of flooding to upstream or adjacent properties."

CARRIED

10.1.3 Northerly Portion of 3400 Highway 144, Chelmsford – Declaration of Surplus Land

PL2024-81

Moved By Councillor Leduc

Seconded By Councillor Fortin

THAT the City of Greater Sudbury declares surplus to the City's needs the northerly portion of 3400 Highway 144, Chelmsford, legally described as part of PIN 73349-1173(LT), part of Lot 2, Concession 3, Township of Balfour;

AND THAT the procedures outlined in Property By-law 2008-174 be dispensed with in order to facilitate the sale of the land directly to a non-profit housing provider, as outlined in the report entitled "Northerly Portion of 3400 Highway 144, Chelmsford – Declaration of Surplus Land", from the General Manager of Corporate Services, presented at the Planning Committee meeting on May 27, 2024.

CARRIED

10.1.4 Whitson Lake Subdivision, Val Caron Extension

PL2024-82

Moved By Councillor Leduc

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 Parcels 2433 & 9436, Parts 1 to 3, Plan 53R-15429 and Parts 1 & 3, Plan 53R-16637, Lot 3, Concession 5, Township of Blezard, File # 780-7/98-002, in the report entitled "Whitson Lake Subdivision, Val Caron Extension" from the General Manager of Growth and Infrastructure, presented at the meeting of May 27th, 2024, as follows:

1. By adding subsection f) as follows to condition #11

"f) Lots containing wetland features must comply with Conservation Sudbury's wetland guidelines and approval by the Nickel District Conservation Authority is required prior to any development taking place.

2. By deleting Condition #21 and replacing it with the following:

"21. That this draft approval shall lapse on June 16th, 2025."

3. By adding the following to the end of Condition #38:

“That the geotechnical engineer will be required to address On-site and Excess Soil Management in accordance with O. Reg. 406/19.”

4. By deleting Condition #41 and replacing it with the following:

“#41. That the applicant/owner prepare a development plan that includes the limit of the regulatory flood elevation of 292 metres above sea level and the mapped wetland boundaries and is consistent with the required lot grading/drainage plan. Development (as defined by the Conservation Authorities Act) must occur outside of the regulatory floodplain and the mapped wetlands. This includes placement or removal of fill, lot grading, and the erection of buildings or structures.”

5. By adding the following new condition:

“#42. That wetland(s) must be mapped by a qualified professional (OWES-certified with experience in wetland mapping) to the satisfaction of the Conservation Authority. The wetlands must be mapped within the location of the proposed subdivision and within 30 m of the proposed subdivision. All mapping must include the wetland boundary and area of potential interference shown at 12 m and 30 m from the wetland boundary. Development must comply with Conservation Sudbury’s wetland guidelines. included that requires the owner to prepare and submit a development plan that includes the limit of the regulatory flood elevation of 292 m (958.01 ft) and is consistent with the required lot grading/drainage plan.”

CARRIED

11. Managers' Reports

11.1 Affordable Housing Land Banking Strategy Phase 2 Update

Rules of Procedure

Councillor Cormier moved to waive reading of the resolution.

CARRIED

The following resolution was presented:

PL2024-83

Moved By Councillor Leduc

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury directs staff to initiate Planning Act processes to rezone the following City owned lands to Medium Density

Residential (R3-1), as outlined in the report entitled “Affordable Housing Land Banking Strategy Phase 2 Update” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on May 27, 2024:

- a. The City owned lands north of Bancroft Drive and west of First Avenue, legally described as PIN 73578-0573, being Part 1 on Plan 53R-20646 and 73578-0574(LT), being Parts 2,3,4 on Plan 53R-20646; PIN 73578-0223(LT), being Part 5 on Plan 53R-20646; and PIN 73578-0576(LT), being Part 6 on Plan 53R-20646, City of Greater Sudbury;
- b. The City owned lands that comprise the vacant northly portion of the Lionel E Lalonde Centre site at 239 Montee Principale;

AND THAT the City of Greater Sudbury directs staff to initiate the required process to declare the following City owned properties surplus and added to the City’s Affordable Housing Land Bank, as outlined in the report entitled “Affordable Housing Land Banking Strategy Phase 2 Update” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on May 27, 2024:

- a. The City owned lands north of Bancroft Drive and west of First Avenue, legally described as PIN 73578-0574(LT), being Parts 1, 2,3,4 on Plan 53R-20646; PIN 73578-0223(LT), being Part 5 on Plan 53R-20646; and PIN 73578-0576(LT), being Part 6 on Plan 53R-20646, City of Greater Sudbury;
- b. The City owned lands that comprise the vacant northly portion of the Lionel E Lalonde Centre site at 239 Montee Principale.

CARRIED

12. Members' Motions

No Motions were presented.

13. Correspondence for Information Only

13.1 Bill 185 - Cutting Red Tape to Build More Homes Act, and New Proposed Provincial Policy Statement, 2024

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 Cormier moved to adjourn the meeting. Time: 2:16 p.m.

CARRIED