

# Minutes

## For the Planning Committee Meeting

June 24, 2024  
Tom Davies Square

Present (Mayor and Councillors)	Councillor Fortin, Councillor Lapierre, Councillor Cormier, Councillor Leduc, Councillor Landry-Altman, Councillor Brabant, Councillor McIntosh
City Officials	Kris Longston, Director of Planning Services, Alex Singbush, Manager of Development Approvals, Bailey Chabot, Senior Planner, Wendy Kaufman, Senior Planner, Stephanie Poirier, Senior Planner, Ed Landry, Senior Planner, Stephen Monet, Manager of Environmental Planning Initiative, Angela Roy, Manager of Real Estate, Ryan Humeniuk, Technical Co-ordinator, Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk, Regina Sgueglia, Clerk's Services Assistant, Rory Whitehouse, Clerk's Services Assistant, Cassandra Pierobon, Clerk's Services Assistant

### Councillor Cormier, In the Chair

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**1. Call to Order**

The meeting commenced at 11:00 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:

**PL2024-84**

Moved By Councillor Landry-Altman  
Seconded By Councillor Fortin

THAT the City of Greater Sudbury moves to Closed Session to deal with four Proposed or Pending Acquisition or Disposition of Land Matters, the first regarding Larch Street, Sudbury; the second regarding Bayview Lane, Sudbury;

the third regarding Vermillion Lake Road, Dowling; and the fourth regarding First Avenue, Levack, in accordance with Municipal Act, 2001, par 239 (2)(c).

**CARRIED**

At 11:02 a.m., the Planning Committee moved into Closed Session.

**4. Recess**

At 12:01 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 Nodes and Corridors – Phase Two – Public Hearing**

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:

**PL2024-85**

Moved By Councillor Fortin

Seconded By Councillor Lapierre

THAT The City of Greater Sudbury approves Official Plan Amendment 119 and directs staff to prepare the necessary by-law, as outlined in the report entitled “Nodes and Corridors – Phase Two – Public Hearing” from the General Manager, Growth and Infrastructure, presented at the June 24, 2024 Planning Committee Meeting.

YEAS: (5): Councillor Fortin, Councillor Lapierre, 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.

**8.2 10 Willow Street, Wahnapiatae**

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

Stephanie Poirier, 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.

The following resolution was presented:

**PL2024-86**

Moved By Councillor Lapierre

Seconded By Councillor Fortin

THAT the City of Greater Sudbury approves the application by Joey Talbot & Natalie Olivier 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 73481-0808, Parcel 51055, Plan 53R-18233 Parts 1-4, Part Lot 8, Concession 3 & 4, Township of Dryden, as outlined in the report entitled "10 Willow Street, Wahnapiatae", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on June 24, 2024, subject to the following conditions:

1. That prior to the enactment of the amending zoning by-law, the Owner shall finalize the building permit for the garden suite to the satisfaction of the Chief Building Official.
2. That conditional approval shall lapse on December 24, 2024 unless Condition #1 above has been met or an extension has been granted by Council.

YEAS: (5): Councillor Fortin, Councillor Lapierre, 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.

**8.3 3261 St. Laurent Street, Blezard Valley**

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

Justin Gaudet, the applicant was present.

Soumaya Ben Miled and David Welwood, agents for the applicant were present.

Stephanie Poirier, Senior Planner, outlined the report.

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

The agents for the applicant provided comments.

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 the resolution.

### **CARRIED**

The following resolution was presented:

#### **PL2024-87**

Moved By Councillor Landry-Altmann

Seconded By Councillor Fortin

THAT the City of Greater Sudbury approves the application by Justin & Alicia Gaudet to amend By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury by changing the zoning classification on the severed and retained lands of Consent B0016/2024 from “Agricultural (A)” to “Agricultural Special A(S)” on those lands described as PINs 73345-0176 & 73345-0105, Parcels 15846 and 17959, Plan 536-11564 Part 1, Part Lot 1, Concession 4, Township of Rayside, as outlined in the report entitled “3261 St. Laurent Street, Blezard Valley” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of June 24, 2024, subject to the following conditions:

1. That the amending zoning by-law include the following site-specific provisions for the lands to be retained:
  - a. That residential land uses shall be prohibited on the subject lands;
  - b. That the minimum lot area shall be 15.29 ha (37.7 ac); and
  - c. That the minimum lot frontage shall be 29.9 m (98 ft).

2. That the amending zoning by-law include the following site-specific provisions for the lands to be severed:
  - a. That residential land uses and accessory uses are the only permitted uses on the subject lands; and
  - b. That the minimum lot area shall be 0.24 ha (0.59 ac).
3. 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.

YEAS: (5): Councillor Fortin, Councillor Lapierre, 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 3268 St. Laurent Street, Blezard Valley**

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

Justin Gaudet, the applicant was present.

Soumaya Ben Miled and David Welwood, agents for the applicant were present.

Stephanie Poirier, Senior Planner, outlined the report.

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

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 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:

**PL2024-88**

Moved By Councillor Lapierre

Seconded By Councillor Fortin

THAT the City of Greater Sudbury approves the application by Valley Growers Inc. and Justin Gaudet to amend By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury by changing the zoning classification on the severed and retained lands of Consent B0013/2024 from “A”, Agricultural to “A(S)”, Agricultural Special on those lands described as PIN 73345-0472, Parcel 62, Part Lot 1, Concession 5, Township of Rayside, as outlined in the report entitled “3268 St. Laurent Street, Blezard Valley” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of June 24, 2024, subject to the following conditions:

1. That the amending zoning by-law include the following site-specific provisions for the lands to be retained:
  - a. That residential land uses shall be prohibited on the subject lands.
2. That the amending zoning by-law include the following site-specific provisions for the lands to be severed:
  - a. That residential land uses and accessory uses are the only permitted uses on the subject lands.
3. 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.

YEAS: (5): Councillor Fortin, Councillor Lapierre, 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.

**8.5 4543 Old Wanup Road, Wanup**

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

Michael Glass, the applicant was present.

Wendy Kaufman, Senior Planner, outlined the report.

Rules of Procedure

Councillor Cormier moved to allow Councillor McIntosh to take part in the discussion and debate regarding Item 8.5.

## **CARRIED**

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

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.

At 2:35 p.m. Committee recessed.

At 2:44 p.m. Committee reconvened.

The following resolution was presented:

### **PL2024-89**

Moved By Councillor Fortin

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury approves the application by Michael Glass to amend Zoning By-law 2010-100Z by changing the zoning classification from “M2(19)”, Light Industrial Special, to an amended M2(19), Light Industrial Special”, on lands described as PINs 73470-0231 & 73470-0288, Parcels 35220 & 26911 S.E.S., Part 1, Plan SR-551, Parts 1 & 2, Plan SR-2355 in Lot 1, Concession 2, Township of Dill, as outlined in the report entitled “4543 Old Wanup Road, Wanup”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on June 24, 2024, subject to the following conditions:

1. That the owner shall enter into an amended Site Plan Control Agreement with the City of Greater Sudbury and provide all required deposits to the satisfaction of the Director of Planning Services;
2. That the amending by-law includes the following site-specific provisions:
  - i. The only permitted uses shall be dry industrial uses permitted in the M2 zone and a business office;
  - ii. For the purposes of the lands zoned M2(S), ‘dry industrial use’ shall mean any M2 use whose wastewater consists solely of sewage of domestic origin such as washroom or kitchen waste and whose subsurface sanitary sewer system has an average daily flow of less than 4500 litres;

- iii. Notwithstanding the above, the following uses shall not be permitted:
  - a. Automotive Body Shop
  - b. Automotive Service Station
  - c. Dry Cleaning Establishment
  - d. Food Processing Plant
  - e. Gas Bar
  - f. Industrial Use, Light
  - g. Large-Scale Brewing Facility
  - h. Restaurant
- iv. Outdoor storage shall be permitted subject to the provisions of Section 4.28 with the following exceptions:
  - a. outdoor storage shall only be permitted north of the existing building no closer than 20.0 m to the northerly and westerly lot line, and shall be permitted in the rear yard no closer than 50.0 metres to the southerly interior side lot line abutting Part 2, Plan 53R-17031;
  - b. north of the existing building, the required screening device shall take the form of a berm;
  - c. to the rear of the existing building, the required screening device shall take the form of an opaque fence;
  - d. a screening device shall not be required adjacent to the existing natural vegetative buffer in clause (vi);
- v. Parking of commercial vehicles or vehicles associated with any construction work shall be subject to the outdoor storage provisions in clause (ii) above, with the exception of one row of parking perpendicular to Old Wanup Road along the northerly edge of the existing parking area;
- vi. The existing natural vegetative buffer shall be maintained 60.0 metres from the easterly limit of Part 1, Plan SR-2355;
- vii. The location of the existing building shall be permitted;
- viii. The minimum setback shall be 20.0 m from all property lines, inclusive of any required screening device;
- ix. A maximum of two driveways shall be permitted, with one to access the existing building and one to access a future building in the northerly portion of the property; and



- x. Any additional relief required in order to implement the final site plan.
- 3. That conditional approval shall lapse on June 25, 2026, unless Condition #1 above has been met or an extension has been granted by Council.

Rules of Procedure

Councillor Leduc presented the following amendment:

**PL2024-89-A1**

Moved By Councillor Leduc

Seconded By Councillor Fortin

THAT the resolution be amended to change the wording in condition 2. v. from "one row of parking" to "two rows of parking".

**CARRIED**

Rules of Procedure

Councillor Lapierre presented the following amendment:

**PL2024-89-A2**

Moved By Councillor Lapierre

Seconded By Councillor Fortin

THAT the resolution be amended to add the following after the word "deposits" in condition 1.

- "and complete all required work in conformity with the amended Site Plan Control Agreement"

**CARRIED**

Rules or Procedure

With the concurrence of the committee the reading of the resolution as amended was waived.

**CARRIED**

The following resolution as amended was presented:

**PL2024-89**

Moved By Councillor Fortin

Seconded By Councillor Lapierre

As amended:

THAT the City of Greater Sudbury approves the application by Michael Glass to amend Zoning By-law 2010-100Z by changing the zoning classification from “M2(19)”, Light Industrial Special, to an amended M2(19), Light Industrial Special”, on lands described as PINs 73470-0231 & 73470-0288, Parcels 35220 & 26911 S.E.S., Part 1, Plan SR-551, Parts 1 & 2, Plan SR-2355 in Lot 1, Concession 2, Township of Dill, as outlined in the report entitled “4543 Old Wanup Road, Wanup”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on June 24, 2024, subject to the following conditions:

1. That the owner shall enter into an amended Site Plan Control Agreement with the City of Greater Sudbury and provide all required deposits and complete all required work in conformity with the amended Site Plan Control Agreement to the satisfaction of the Director of Planning Services;
2. That the amending by-law includes the following site-specific provisions:
  - i. The only permitted uses shall be dry industrial uses permitted in the M2 zone and a business office;
  - ii. For the purposes of the lands zoned M2(S), ‘dry industrial use’ shall mean any M2 use whose wastewater consists solely of sewage of domestic origin such as washroom or kitchen waste and whose subsurface sanitary sewer system has an average daily flow of less than 4500 litres;
  - iii. Notwithstanding the above, the following uses shall not be permitted:
    - a. Automotive Body Shop
    - b. Automotive Service Station
    - c. Dry Cleaning Establishment
    - d. Food Processing Plant
    - e. Gas Bar
    - f. Industrial Use, Light
    - g. Large-Scale Brewing Facility
    - h. Restaurant
  - iv. Outdoor storage shall be permitted subject to the provisions of Section 4.28 with the following exceptions:
    - a. outdoor storage shall only be permitted north of the existing building no closer than 20.0 m to the northerly and westerly lot line, and shall be permitted in the rear yard no closer than

50.0 metres to the southerly interior side lot line abutting Part 2, Plan 53R-17031;

- b. north of the existing building, the required screening device shall take the form of a berm;
  - c. to the rear of the existing building, the required screening device shall take the form of an opaque fence;
  - d. a screening device shall not be required adjacent to the existing natural vegetative buffer in clause (vi);
  - v. Parking of commercial vehicles or vehicles associated with any construction work shall be subject to the outdoor storage provisions in clause (ii) above, with the exception of two rows of parking perpendicular to Old Wanup Road along the northerly edge of the existing parking area;
  - vi. The existing natural vegetative buffer shall be maintained 60.0 metres from the easterly limit of Part 1, Plan SR-2355;
  - vii. The location of the existing building shall be permitted;
  - viii. The minimum setback shall be 20.0 m from all property lines, inclusive of any required screening device;
  - ix. A maximum of two driveways shall be permitted, with one to access the existing building and one to access a future building in the northerly portion of the property; and
  - x. Any additional relief required in order to implement the final site plan.
3. That conditional approval shall lapse on June 25, 2026, unless Condition #1 above has been met or an extension has been granted by Council.

YEAS: (5): Councillor Fortin, Councillor Lapierre, 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.

**8.6 Bill 23, More Homes Built Faster Act, 2022 Implementation - Site Plan Control**

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

Bailey Chabot, 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 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:

**PL2024-90**

Moved By Councillor Landry-Altman

Seconded By Councillor Lapierre

Resolution regarding the Official Plan Amendment:

THAT the City of Greater Sudbury approves the Official Plan Amendment to implement Bill 23, More Homes Built Faster Act, 2022 and housekeeping amendments with respect to changes to site plan control, as outlined in the report titled “Bill 23, More Homes Built Faster Act, 2022 Implementation - Site Plan Control”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on June 24, 2024.

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

**CARRIED (5 to 0)**

The following resolution was presented:

**PL2024-91**

Moved By Councillor Landry-Altman

Seconded By Councillor Lapierre

Resolution regarding Site Plan Control By-law 2010-220:

THAT staff be directed to amend Site Plan Control By-law 2010-220, as amended, to implement the changes outlined in the report titled “Bill 23, More Homes Built Faster Act, 2022 Implementation - Site Plan Control”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on June 24, 2024.

YEAS: (5): Councillor Fortin, Councillor Lapierre, 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.

**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 four Proposed or Pending Acquisition or Disposition of Land Matters, the first regarding Larch Street, Sudbury; the second regarding Bayview Lane, Sudbury; the third regarding Vermillion Lake Road, Dowling; and the fourth regarding First Avenue, Levack, in accordance with Municipal Act, 2001, par 239 (2)(c). One item was deferred, two directions were provided and three recommendations emanated from the meeting.

The following resolution was presented:

**PL2024-92**

Moved By Councillor Lapierre  
Seconded By Councillor Fortin

THAT the City of Greater Sudbury authorize the transfer of land located south of Bayview Lane, legally described as part of PIN 73583-0334(LT), part of lot 6, Plan 11SA, Township of McKim, City of Greater Sudbury, to the owners of 571-573 Bayview Lane, Sudbury, and receive in exchange part of 571-573 Bayview Lane, legally described as part of PIN 73583-0333(LT), part of lot 5, Plan 11SA, Township of McKim, City of Greater Sudbury, for road purposes;

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

**CARRIED**

The following resolution was presented:

**PL2024-93**

Moved By Councillor Lapierre  
Seconded By Councillor Fortin

THAT the City of Greater Sudbury declares surplus to the City's needs 2214 Vermillion Lake Road, Dowling, legally described as PIN 73367-0172(LT), part of broken Lot 7, Concession 6, being Part 1 on Plan 53R-6559, Township of Fairbank;

AND THAT 2214 Vermillion Lake Road, Dowling, be offered for sale to the public, pursuant to the procedures governing the sale of full marketability surplus land in accordance with Property By-law 2008-174, as amended.

**CARRIED**

The following resolution was presented:

**PL2024-94**

Moved By Councillor Lapierre  
Seconded By Councillor Fortin

THAT the City of Greater Sudbury authorize a Lease Renewal Agreement with Levack Pharmacy 2008 Inc., for the continued use of space located within the Onaping Falls Medical and Dental Centre, at 2 First Avenue, Levack, for a further term of five years;

AND THAT the appropriate by-law be prepared to authorize the execution of the Lease Renewal Agreement.

**CARRIED**

**10. Consent Agenda**

The following resolution was presented:

**PL2024-95**

Moved By Councillor Lapierre  
Seconded By Councillor Landry-Altman

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 1 Dow Drive, Copper Cliff Extension**

**PL2024-96**

Moved By Councillor Lapierre  
Seconded By Councillor Landry-Altman

THAT the City of Greater Sudbury's delegated official be directed to amend the conditions of draft approval for the draft plan of condominium for the conditions of draft approval of plan of condominium for Parts 4, 5, 7 & 8 and Pt. of Parts 1, 3 & 6, Plan SR-2974 in Lot 12, Concession 2, Township of McKim and Lot 1, Concession 2, Township of Snider, File 741-6/14001, as outlined in the report entitled "1 Dow Drive, Copper Cliff Extension", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on June 24, 2024, be amended as follows:

- A. By deleting Condition #10 and replacing it with the following:

“That this draft approval shall lapse on July 20<sup>th</sup>, 2026, unless an extension is granted by Council pursuant to Section 51(33) of the Planning Act.”

**CARRIED**

### **10.1.2 32 East Street, Coniston**

**PL2024-97**

Moved By Councillor Lapierre

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury approves designating Lots 62 & 63, Plan M-23 as being deemed not to be part of a registered plan for the purposes of Section 50(3) of the Planning Act, as outlined in the report entitled “32 East Street, Coniston”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on June 24, 2024;

AND THAT staff be directed to prepare a by-law for Council to enact deeming Lots 62 & 63, Plan M-23 not to be part of a plan of subdivision for the purposes of Subsection 50(3) of the Planning Act.

**CARRIED**

### **10.1.3 Fabian Crescent Subdivision, Sudbury – Extension of Draft Plan Approval**

**PL2024-98**

Moved By Councillor Lapierre

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury’s delegated official be directed to amend the conditions of draft approval for a plan of subdivision on those lands described as PIN 73494-0089, Parcel 48390 SES, Lot 6, Concession 1, Township of Garson in the report entitled “Fabian Crescent Subdivision, Sudbury - Extension of Draft Plan Approval”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on June 24, 2024 as follows:

1. Amending Condition 20 to change the lapse date from “September 4, 2024” to “September 4, 2027”.
2. Amending Condition 24 to add:

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

3. Deleting Condition 27 and replacing it with:

“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 predevelopment 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.
- 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 Storm Water 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 the owner shall dedicate the lands for stormwater management works as a condition of this development.

**CARRIED**

**10.1.4 Laura Street, Hanmer, Plan 53M-1146 – Road Closures and Declaration of Surplus Lands**

**PL2024-99**

Moved By Councillor Lapierre

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury close by-law and declare surplus to the City's needs, the unopened road allowances, one foot reserve blocks, turn-around blocks, and park purposes lots on deemed plan of subdivision 53M-1146, legally described as PIN 73508-1133(LT) James Street, PIN 73508-1134(LT) Laura Street, PIN 73508-1135(LT) Roger Street, PIN 73508-1136(LT) Gladu Crescent, PIN 73508-1141(LT) Block 67, PIN 73508-1140(LT) Block 68, PIN 73508-1139(LT) Block 69, PIN 73508-1138(LT) Block 70, PIN 73508-1137(LT) Block 71, PIN 73508-1145(LT) Lot 40, PIN 73508-1144(LT) Lot 41, PIN 73508-1143(LT) Lot 47, and PIN 73508-1142(LT) Lot 48, all on Plan 53M-1146, part of Lot 11, Concession 2, Township of Capreol, City of Greater Sudbury;

AND THAT the City of Greater Sudbury dispense with the procedures outlined in the Parkland Disposal Policy By-law 2010-158 to facilitate the sale;

AND THAT the land be offered for sale to the abutting property owner 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 "Laura Street, Hanmer, Plan 53M-1146 - Road Closures and Declaration of Surplus Lands",

from the General Manager of Corporate Services, presented at the Planning Committee meeting on June 24, 2024.

**CARRIED**

**11. Managers' Reports**

**11.1 Bill 23, More Homes Built Faster Act, 2022-Public Hearing Requirements for Plans of Subdivision**

The following resolution was presented:

**PL2024-100**

Moved By Councillor Fortin

Seconded By Councillor Lapierre

THAT staff be directed to initiate the process to amend the Official Plan to remove the requirement of a public hearing for Plan of Subdivision Applications in accordance with the Planning Act, as outlined in the report entitled "Bill 23, More Homes Built Faster Act, 2022-Public Hearing Requirements for Plans of Subdivision", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on June 24, 2024.

**CARRIED**

**12. Members' Motions**

No Motions were presented.

**13. Correspondence for Information Only**

**13.1 Update on the Downtown Sudbury Master Plan Review**

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: 3:29 p.m.

**CARRIED**