

Minutes
For the Planning Committee Meeting

October 21, 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, Stephanie Poirier, Senior Planner, Wendy Kaufman, Senior Planner, Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk, Regina Sgueglia, Clerk's Services Assistant, Cassandra Pierobon, Clerk's Services Assistant

Councillor Cormier, In the Chair

1. Call to Order

The meeting commenced at 1:03 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 0 Bancroft Drive, Sudbury

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:

PL2024-150

Moved By Councillor Leduc

Seconded By Councillor Fortin

THAT the City of Greater Sudbury approves the application to amend By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury to change the zoning classification from “R1-5” Low Density Residential One Zone to the “H62R3-1” Holding Medium Density Residential Zone on those lands described as PINs 73578-0223, 73578-0573, 73578-0574, & 73578-0576, Lot 12, Concession 3, Township of Neelon, subject to the following condition:

1. A Holding symbol which shall not be removed by the City of Greater Sudbury until the following condition has been addressed:
 - a. The owner shall have entered into an affordable housing agreement with the City of Sudbury to the satisfaction of the Director of Planning Services.

Until such time as the H symbol has been removed, the only permitted uses shall be those legally existing on the date prior to the amending by-law coming into effect.

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.

4.2 0 Municipal Road 35, Chelmsford

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

Kevin Jarus and Vanessa Smith, Tulloch Engineering, the agents for the applicant and Bryan Guse, the applicant were present.

Wendy Kaufman, Senior Planner, outlined the report.

The agents for the applicant provided comment.

The applicant responded to questions from the Committee members.

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:

PL2024-151

Moved By Councillor Landry-Altman

Seconded By Councillor Fortin

THAT the City of Greater Sudbury denies the application by 1840222 Ontario Limited to change the zoning classification on the subject lands from “RU”, Rural, to “RU(S)”, Rural Special on lands described as 73347-0193, Parcel 1584 SEC SWS SRO, Lot 9, Concession 3, Township of Rayside as outlined in the report entitled “0 Municipal Road 35, Chelmsford”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on October 21, 2024.

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

DEFEATED (0 to 5)

The following resolution was presented:

PL2024-152

Moved By Councillor Fortin

Seconded By Councillor Landry-Altman

Alternate:

THAT the City of Greater Sudbury approves the application by 1840222 Ontario Limited to change the zoning classification on the subject lands from “RU”, Rural, to “RU(S)”, Rural Special on lands described as 73347-0193, Parcel 1584 SEC SWS SRO, Lot 9, Concession 3, Township of Rayside as outlined in the report entitled “0 Municipal Road 35, Chelmsford”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on October 21, 2024, subject to the following conditions:

1. That the amending by-law includes the following site-specific provisions:
 - a. That in addition to those uses permitted in the RU Zone, a rural light industrial use – mining related shall also be permitted.
 - b. That a Rural Light Industrial Use – Mining Related is defined herein ‘An industrial use engaged in, or used for the engineered designing of mining industry-related equipment, and a light

manufacturing use in the form of a fabrication shop dedicated to the assembly, repair, manufacturing and finishing of mining-related equipment, and includes an outdoor area used for the storage, maintenance and/or repair of material, equipment, and machinery used in connection with the light manufacturing use, along with an accessory business office, all of which does not produce wastewater in excess of 4,500 litres per day’.

- c. That the lands are hereby designated as a ‘Site Plan Control Area’, pursuant to Section 41 of the Planning Act, R.S.O. 1990, Chapter P. 13.

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.

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

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:

PL2024-153

Moved By Councillor Fortin

Seconded By Councillor Leduc

THAT the City of Greater Sudbury approves the Official Plan Amendment to implement Bill 23, More Homes Built Faster Act, 2022 with respect to changes to public hearing requirements for plans of subdivision, as outlined in the report titled “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 October 21, 2024.

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

NAYS: (1): Councillor Landry-Altmann

CARRIED (4 to 1)

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

5. Consent Agenda

The following resolution was presented:

PL2024-154

Moved By Councillor Leduc

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury approves Consent Agenda items 5.1.1 to 5.1.2.

CARRIED

The following are the Consent Agenda items:

5.1 Routine Management Reports

5.1.1 Bancroft Drive, Sudbury – Declaration of Surplus Vacant Land

PL2024-155

Moved By Councillor Leduc

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury declares surplus to the City's needs vacant land on Bancroft Drive, Sudbury, legally described as part of PIN 73578-0579(LT), being part of Parts 1-6 on Plan 53R-20646, part of Lot 12, Concession 3, Township of Neelon, City of Greater Sudbury;

AND THAT the land be added to the Affordable Housing Land Bank, as outlined in the report entitled "Bancroft Drive, Sudbury – Declaration of Surplus Vacant Land", from the General Manager of Corporate Services, presented at the Planning Committee meeting on October 21, 2024.

CARRIED

5.1.2 Bayside Estates Subdivision, Azilda

PL2024-156

Moved By Councillor Leduc

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 73347-1821 & Part of PIN 73347-1804, Parts 1, 2 & 56, Plan 53R-21017, Part of Part 2, Plan 53R-13972, Part of Block 3, Plan 53M-1429, Lot 6, Concession 1, Township of Rayside, File # 780-5-06-004, in the report entitled "Bayside Estates Subdivision, Azilda Extension" from the General Manager of Growth and Infrastructure, presented at the meeting of October 21, 2024, as follows:

1. Revise Condition #10 to state:

The proposed roadways are to be built to urban standards, including curbs, gutters, sidewalk, storm sewers and related appurtenances to the City of Greater Sudbury Engineering Standards at the time of Submission. This includes the allowance for a 13.5-meter radius on the Cul-de-Sac with a 17.5-meter radius to the property line.

2. By deleting Condition #29 and replacing it with the following:

#29. That this draft approval shall lapse on November 10, 2027.

3. By deleting Condition #32 and replacing with the following:

#32. The existing natural watercourse on Blocks 72 and 73 shall be rerouted to the Drain to Block 71 to the satisfaction of the General Manager of Infrastructure Services and Conservation Sudbury. A permit pursuant to Section 28.1 of the Conservation Authorities Act is required prior to undertaking any work on the watercourse.

4. By deleting Condition #34 and replacing with the following:

A stormwater management report and associated plans must be submitted by the Owner's Consulting Engineer for approval by the City. The report must address the following requirements:

- i. 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;

- ii. 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;
- iii. 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;
- iv. "enhanced" level must be used for the design of stormwater quality controls as defined by the Ministry of the Environment, Conservation and Parks;
- v. Stormwater management must further follow the recommendations of the Whitewater Lake Subwatershed Study;
- vi. The drainage catchment boundary including external tributary catchments and their respective area must be clearly indicated with any stormwater management plan;
- vii. 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;
- viii. Minor storm drainage from the plan of subdivision shall not be drained overland onto adjacent properties; and,
- ix. 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.

5. By adding the following to the end of Condition #41:

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

6. By adding the following new condition:

#45 The wetland(s) must be mapped by a qualified professional (OWES-certified with experience in wetland mapping) to the satisfaction of Conservation Sudbury. 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 and 30 metres from the wetland boundary. Development must comply with Conservation Sudbury’s Wetland Guidelines and proponent must demonstrate that loss of wetlands will not aggravate flooding or erosion to downstream parcels to the satisfaction of Conservation Sudbury.

7. By adding the following new condition:

#46 That the owner complete a Traffic Impact Study and agree to participate in the cost of any upgrades or improvements identified in the study 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: 2:12 p.m.