

# **Minutes**

## **For the Planning Committee Meeting**

March 24, 2025  
Tom Davies Square

Present (Mayor and Councillors)	Councillor Lapierre, Councillor Fortin, Councillor Cormier, Councillor Leduc, Councillor Landry-Altmann  Councillor Sizer
City Officials	Kris Longston, Director of Planning Services, Robert Webb, Supervisor of Development Engineering, Ed Landry, Senior Planner, Community & Strategic Planning, Bailey Chabot, 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**

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#### **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**

##### **PL2025-27**

Moved By Councillor Cormier

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury moves to Closed Session to deal with one Proposed or Pending Acquisition or Disposition of Land Matters, regarding Lorraine St, Sudbury, in accordance with Municipal Act, 2001, par 239 (2)(c).

##### **CARRIED**

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

#### **4. Recess**

At 11:38 a.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.

Rules of Procedure

Councillor Cormier moved to allow Councillor Sizer to take part in the discussion and debate regarding all Items on the agenda.

**CARRIED**

**7. Declarations of Pecuniary Interest and the General Nature Thereof**

None declared.

**8. Public Hearings**

**8.1 944 Falconbridge Road, Sudbury**

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

Vanessa Smith and Kevin Jarus, Tulloch Engineering, the 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 comment and responded to questions from the Committee members.

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

Johanne Lerno, Brenda McVittie Packham, Stéfan Sauer, Erin Sherman, Kevin Deroches and Mike Gosselin.

The agents for the applicant provided final 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 to discuss and vote on the application.

The following resolution was presented:

**PL2025-28**

Moved By Councillor Lapierre

Seconded By Councillor Fortin

**Resolution 1:**

Resolution regarding the Official Plan Amendment

THAT the City of Greater Sudbury approves the application by Falconbridge Developments Inc. to amend the City of Greater Sudbury Official Plan by removing Site Specific Policy 21.43 in order to allow the uses permitted in the underlying 'Mixed Use Commercial' designation, on lands described as PIN 73569-0020, Plan 53M1194 Lot 33, Lot 10, Concession 5, Township of Neelon, & PIN 73569-0050, Parcel 34542, Plan M380 South Part Lot 25, Lot 10, Concession 5, Township of Neelon, as outlined in the report entitled "944 Falconbridge Road, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on March 24, 2025.

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

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

**CARRIED (3 to 2)**

Rules of Procedure

Councillor Cormier moved to waive reading of the resolution.

**CARRIED**

The following resolution was presented:

**PL2025-29**

Moved By Councillor Fortin

Seconded By Councillor Lapierre

**Resolution 2:**

Resolution regarding the Zoning By-law Amendment

THAT the City of Greater Sudbury approves the application by Falconbridge Developments Inc. to amend Zoning By-law 2010-100Z by changing the zoning classification from 'C2(74)' General Commercial Special to a 'R4-S' High Density Residential Special Zone, on lands described as PIN 73569-0020, Plan 53M1194 Lot 33, Lot 10, Concession 5, Township of Neelon, & PIN 73569-0050, Parcel 34542, Plan M380 South Part Lot 25, Lot 10, Concession 5, Township of Neelon, as outlined in the report entitled "944 Falconbridge Road, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on March 24, 2025 subject to the following conditions:

1. That the amending zoning by-law include the following site-specific provisions:

- a) A minimum front yard setback of 6 m, where 15 m is required;
- b) A minimum of 1.2 parking spaces per dwelling unit, where 1.5 parking spaces per dwelling unit are required; and
- c) A maximum building height of 5 storeys.

2. A Holding symbol which shall not be removed by the City of Greater Sudbury until the following condition has been addressed:

- a) That sufficient sanitary flow capacity be available at the Don Lita Lift Station to accommodate the proposed development 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 that the amending by-law comes into effect.

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

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

### **CARRIED (3 to 2)**

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

At 2:23 p.m., Committee recessed.

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

## **8.2 0 Laura Street, Hanmer**

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

Kristin Beites, Ali Saeed, Geoff McCausland, the agents for the applicant were present.

Bailey Chabot, Senior Planner, outlined the report.

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

The agents for the applicant provided an electronic presentation and responded to questions from the Committee members.

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

April Poitras, Paulette Lalancette and Stéfan Sauer.

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 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:

#### **PL2025-30**

Moved By Councillor Lapierre

Seconded By Councillor Fortin

#### **Resolution 1:**

##### Resolution Regarding Zoning By-law Amendment:

THAT the City of Greater Sudbury approves the application by 1000564075 Ontario Corporation to amend Zoning By-law 2010-100Z by changing the zoning classification from “R1-5”, Low Density Residential One and “FD”, Future Development to “R1-7”, Low Density Residential, “R1-7(SP)”, Low Density Residential Special, and “OSC”, Open Space - Conservation on lands described as PINs 73508-1133, -1134, -1135, -1136, -1137, -1138, -1139, -1140, -1141, -1142, -1143, -1144, -1145, -1146, James St, Laura St, Roger St, Gladu Cres, Blocks 67 to 71, Lots 1 to 66, Plan 53M-1146, Township of Capreol (0 Laura Street, Hanmer) and PIN 73508-0253, Parcel 47181, Part 1, RP 53R-8456, Lot 11, Concession 2, Township of Capreol (0 Guenette Drive, Hanmer), as outlined in the report entitled “0 Laura Street, Hanmer”, from the General Manager, Growth and Infrastructure, presented at the Planning Committee meeting on March 24, 2025 subject to the following conditions:

1. That prior to the enactment of an amending zoning by-law, and no later than March 24, 2027, the owner submit a survey reflective of the proposed zone categories.
2. That the amending by-law includes the following site-specific provisions for proposed lot 21, proposed to be zoned “R1-7(SP)”:
  - a. A minimum corner side yard setback of 3 metres be required
3. That the amending by-law includes an “H” holding symbol prohibiting all uses associated with the “R1-7” and “R1-7(SP)” Low Density Residential zones until there is sufficient capacity in the wastewater system, to the satisfaction of the Director of Planning Services.

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

**CARRIED (5 to 0)**

Rules of Procedure

Councillor Cormier moved to waive reading of the resolution.

**CARRIED**

The following resolution was presented:

**PL2025-31**

Moved By Councillor Lapierre

Seconded By Councillor Fortin

**Resolution 2:**

Resolution Regarding the Draft Plan of Subdivision:

THAT the City of Greater Sudbury's delegated official be directed to issue the draft approval for the subject plan of subdivision not sooner than fourteen (14) days following the date of the public meeting in accordance with the requirements of Sections 51(20) of the Planning Act, and subject to the following conditions:

1. That this approval applies to a draft plan of subdivision on lands described as PINs 73508-1133, -1134, -1135, -1136, -1137, -1138, -1139, -1140, -1141, -1142, -1143, -1144, -1145, -1146, James St, Laura St, Roger St, Gladu Cres, Blocks 67 to 71, Lots 1 to 66, Plan 53M-1146, Township of Capreol (0 Laura Street, Hanmer) and PIN 73508-0253, Parcel 47181, Part 1, RP 53R-8456, Lot 11, Concession 2, Township of Capreol (0 Guenette Drive, Hanmer), as shown on the draft plan of subdivision titled "DRAFT PLAN OF SUBDIVISION LOTS 1 TO 66 REGISTERED PLAN 53M-1146 AND PART OF LOT 11, CONCESSION 2" prepared by Shield Consulting Engineers & Architecture with Avant Garde Geomatics Ltd. as Ontario Land Surveyor and dated July 10, 2024.
2. That the draft plan of subdivision be signed by the registered owner and signed and sealed by a registered Ontario Land Surveyor.
3. That this draft approval shall lapse April 7, 2028.
4. That prior to the signing of the final plan the Planning Services Division shall be advised by the Ontario Land Surveyor responsible for preparation of the final plan that the lot areas, frontages and depths appearing on the final plan do not violate the requirements of the Restricted Area By laws of the municipality in effect at the

time such plan is presented for approval to the satisfaction of the Director of Planning Services.

5. That the necessary zoning be in place to the satisfaction of the Director of Planning Services.
6. That parkland and/or cash-in-lieu of parkland be provided to the City of Greater Sudbury in accordance with section 7.3 of the City's Official Plan and the *Planning Act*, to the satisfaction of the Director of Leisure Services.
7. That the street(s) be named and approved by the municipality and to the satisfaction of the City Solicitor.
8. That any dead ends or open sides of road allowances created by this plan of subdivision shall be terminated in 0.3 metre reserves that are to be conveyed to the municipality and held in trust by the municipality until required for future road allowances or the development of adjacent land and to the satisfaction of the City Solicitor.
9. That the subdivision agreement be registered by the municipality against the land to which it applies prior to any encumbrances and to the satisfaction of the City Solicitor.
10. That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority to the satisfaction of the City Solicitor.
11. That the owner agrees in writing to satisfy all municipal requirements, financial and otherwise, concerning the provision of roads, walkways, street lighting, sanitary sewers, watermains, storm sewers and surface drainage facilities to the satisfaction of the City Solicitor
12. That the subdivision agreement contains provisions whereby the owner agrees that all the requirements of the subdivision agreement including installation of required services be completed within three years after registration to the satisfaction of the City Solicitor.
13. That in accordance with Section 59(4) of the Development Charges Act a notice agreement shall be registered on title to ensure that persons who first purchase the subdivided land after registration of the plan of subdivision are informed at the time the land is transferred of all development charges related to development and to the satisfaction of the City Solicitor.
14. The owner shall provide a detailed lot grading plan prepared, signed, sealed, and dated by a professional civil engineer with a valid certificate of authorization for the proposed lots as part of the

submission of servicing plans. This plan must show finished grades around building envelopes, retaining walls, swales, slopes and lot corners. The plan must show sufficient grades on boundary properties to mesh the lot grading of the new site to existing properties.

15. The owner shall be required to have all stormwater management facilities constructed and approved by the City prior to initial acceptance of roads and sewers or at such time as the Director of Planning Services may direct. The owner shall provide lands for said facilities as required by the City.
16. The proposed internal subdivision roadways are to be built to urban standards, including mountable curb and gutters, sidewalks, storm sewers and related appurtenances to the City of Greater Sudbury Engineering Standards at the time of submission.
17. Prior to the submission of servicing plans, the Owner shall, to the satisfaction of the Director of Planning Services, provide an updated geotechnical report prepared, signed, sealed, and dated by a geotechnical engineer licensed in the Province of Ontario. Said report shall, as a minimum, provide factual information on the soils and groundwater conditions within the proposed development. Also, the report should include design information and recommend construction procedures for storm and sanitary sewers, stormwater management facilities, watermains, roads to a 20-year design life, the mass filling of land, surface drainage works, erosion control, slope stability, slope treatment and building foundations. The geotechnical information on building foundations shall be to the satisfaction of the Chief Building Official and Director of Planning Services.
18. As part of the submission of servicing plans, the owner shall have any rear yard slope treatments designed by a geotechnical engineer licensed in the Province of Ontario incorporated into the lot grading plans if noted as required at locations required by the Director of Planning Services. Suitable provisions shall be incorporated into the Subdivision Agreement to ensure that the treatment is undertaken to the satisfaction of the Director of Planning Services.
19. Streetlights for this subdivision will be designed and constructed by Greater Sudbury Hydro Plus Inc. at the cost of the owner.
20. The owner will be required to ensure that the corner radius for all intersecting streets is to be 9.0 m.
21. The owner shall provide a utilities servicing plan showing the location of all utilities including City services, Greater Sudbury



Hydro Plus or Hydro One, Bell, Union Gas, and Eastlink – as applicable. This plan must be to the satisfaction of the Director of Planning Services and must be provided prior to construction for any individual phase.

22. The owner shall provide proof of sufficient fire flow in conjunction with the submission of construction drawings for each phase of construction. All costs associated with upgrading the existing distribution system to service this subdivision will be borne totally by the owner.
23. The owner shall provide proof of sufficient sanitary sewer capacity in conjunction with the submission of construction drawings for each phase of construction. All costs associated with upgrading the existing distribution system to service this subdivision will be borne totally by the owner.
24. Draft Approval does not guarantee an allocation of sewer or water capacity. Prior to the signing of the final plan, the Planning Services Division is to be advised by the General Manager of Growth and Infrastructure that sufficient sewage treatment capacity and water capacity exists to service the development.
25. The applicant/owner shall provide to the City, as part of the submission of servicing plans a Siltation Control Plan detailing the location and types of sediment and erosion control measures to be implemented during the construction of each phase of the project. Said plan shall be to the satisfaction of the General Manager of Growth and Development and the Nickel District Conservation Authority. The siltation control shall remain in place until all disturbed areas have been stabilized. All sediment and erosion control measures shall be inspected daily to ensure that they are functioning properly and are maintained and/or updated as required. If the sediment and erosion control measures are not functioning properly, no further work shall occur until the sediment and/or erosion problem is addressed. (Dev. Eng.)
26. The owner agrees to provide the required soils report, stormwater, water, sanitary sewer and lot grading master planning reports and plans to the Director of Planning Services prior to or concurrently with the submission of servicing plans for the first phase of the subdivision.
27. Final approval for registration may be issued in phases to the satisfaction of the Director of Planning Services, provided that:
  - a. Phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure and other essential services, and;

- b. All agencies agree to registration by phases and provide clearances, as required, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
28. That the owner shall have completed all major outstanding infrastructure deficiencies that are critical to the overall function of the subdivision in previous phases of the plan that have been registered, or have made arrangements for their completion, prior to registering a new phase of the plan, to the satisfaction of the General Manager of Growth and Infrastructure.
  29. The owner shall provide an up-to-date soils report prepared by a Geotechnical Engineer licensed in the Province of Ontario to the satisfaction of the Chief Building Official. The soils report shall at a minimum provide factual information on the soils and groundwater conditions within the proposed development. The soils report shall also include design information and recommend construction procedures for the mass filling of land, surface drainage works including storm erosion control, slope stability, and building foundations. The geotechnical engineer must also address requirements as it relates to the development under Ontario Regulation 406/19: On-Site and Excess Soil Management.
  30. That engineered fill pads (if required) are to be surveyed by an Ontario Land Surveyor and a plan submitted indicating the location and extents for buildable area to the satisfaction of the Chief Building Official.
  31. That any retaining walls greater than 1.0 m in height be designed by a Professional Engineer, to the satisfaction of the Chief Building Official.
  32. The owner/applicant shall provide, as part of the submission of servicing plans, a Siltation Control Plan detailing the location and types of sediment and erosion control measures to be implemented during each phase of construction. Said plan shall be to the satisfaction of the General Manager of Growth and Infrastructure and the Nickel District Conservation Authority. The siltation control shall remain in place until all disturbed areas have been stabilized. All sediment and erosion control measures shall be inspected daily to ensure that they are functioning properly and are maintained and/or updated as required. If the sediment and erosion control measures are not functioning properly, no further work shall occur until the sediment or erosion problem is addressed.
  33. A stormwater management report and associated plans must be submitted by the Owner's Consulting Engineer to the satisfaction of the General Manager of Growth and Infrastructure. The storm-

water management 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 pre-development runoff resulting from a 100 year design storm or Regional storm event, whichever is greater. Any resulting post development runoff in excess of this permissible discharge rate must be controlled and detained within the plan of subdivision;
- c. "Enhanced" level must be used for the design of stormwater quality controls as defined by the Ministry of the Environment, Conservation and Parks;
- d. The lands are located within the Algonquin Road watershed. Stormwater management must follow stormwater management approach as per direction of the General Manager of Growth and Infrastructure.
- e. The drainage catchment boundary including external tributary catchments and their respective area must be clearly indicated with any stormwater management plan;
- f. 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;
- g. Minor storm drainage from the plan of subdivision shall not be drained overland onto adjacent properties; and,

- h. Existing drainage patterns on adjacent properties shall not be altered unless explicit permission is granted.
- 34. 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.
- 35. The applicant shall, to the satisfaction of the General Manager of Growth and Infrastructure, provide traffic calming within the development.
- 36. The applicant shall, to the satisfaction of the General Manager of Growth and Infrastructure, provide for a temporary turn around/cul-de-sac within the subject lands for Rogers Street to facilitate the turn around of snowplows and other large vehicles.
- 37. The owner shall demonstrate compliance, to the satisfaction of the Director of Planning Services, with the submitted Scoped Environmental Impact Study prepared by Environmental Ecosystems, Inc. dated September 16, 2024, including any recommendations for mitigation or avoidance.
- 38. That the owner demonstrate compliance with the Endangered Species Act, 2007, to the satisfaction of the Director of Planning Services, specifically as it relates to Blanding's Turtle and their habitat prior to any development occurring, including site alteration.
- 39. The owner shall develop a Stormwater Management Report and plan prepared, sealed, signed, and dated by a professional engineer licensed in the Province of Ontario to the satisfaction of the Nickel District Conservation Authority. The stormwater management report must provide quantity control to the greater of the peak flows generated by the 100 year or Timmins storm event. All development must comply with Conservation Sudbury's wetland guidelines, including the outlet routing of the stormwater management infrastructure.
- 40. The applicant/owner must identify the limits of all hazards as identified by qualified professionals, including the wetland boundary and a 12m and 30m buffer, the field verified flood hazard and erosion hazard to the satisfaction of the Nickel District Conservation Authority. Hazard limits must be shown on all construction drawings. All development must be located outside of the limits of these hazards and comply with Conservation Sudbury's wetland guidelines.

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

**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 Birmingham Drive, Sudbury**

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

Councillor Lapierre departed at 3:16 p.m.

Sarah Vereault and John Zullich, the agents for the applicant were present.

Bailey Chabot, Senior Planner, outlined the report.

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

The agents 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:

**PL2025-32**

Moved By Councillor Fortin

Seconded By Councillor Leduc

**Resolution 1:**

Resolution Regarding Zoning By-law Amendment:

THAT the City of Greater Sudbury approves the application by Timestone Corporation to amend Zoning By-law 2010-100Z by changing the zoning classification from "R1-5", Low Density Residential One to "R3(SP)", Medium Density Special on lands described as PINs 73576-0496, -0499, -0526, -0122, -0183, and -0181, Parts of PINs 73576-0530, -0172, and -

0173, Lots 45 to 69, 74 to 90, 97 to 106, and 133, part of Cambridge Crescent, and Block G, Plan M-1003, Lot 10, Concession 3, Township of Neelon (0 Birmingham Drive, Sudbury) as outlined in the report entitled "0 Birmingham Drive, Sudbury", from the General Manager, Growth and Infrastructure, presented at the Planning Committee meeting on March 24, 2025 subject to the following conditions:

1. That prior to the enactment of an amending zoning by-law, and no later than March 24, 2027, the owner submit a survey reflective of the proposed zone categories.

2. That the amending by-law show block 27 (proposed walkway) and block 28 (proposed stormwater management block) as zoned "OSC", Open Space Conservation.

3. That the amending by-law includes the following site-specific provisions for lands zoned "R3(SP)":

The required 3.0m planting strip abutting an R1 or R2 zone only be required when the built form is multiple dwelling units.

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

Absent (1): Councillor Lapierre

**CARRIED (4 to 0)**

Rules of Procedure

Councillor Cormier moved to waive reading of the resolution.

**CARRIED**

The following resolution was presented:

**PL2025-33**

Moved By Councillor Fortin

Seconded By Councillor Leduc

**Resolution 2:**

Resolution Regarding the Draft Plan of Subdivision:

THAT the City of Greater Sudbury's delegated official be directed to issue the draft approval for the subject plan of subdivision not sooner than fourteen (14) days following the date of the public meeting in accordance with the requirements of Sections 51(20) of the Planning Act, and subject to the following conditions:

1. That this approval applies to a draft plan of subdivision on lands described as PINs 73576-0496, -0499, -0526, -0122, -0183, and -0181, Parts of PINs 73576-0530, -0172, and -0173, Lots 45 to 69, 74 to 90, 97 to 106, and 133, part of Cambridge Crescent, and Block G, Plan M-1003, Lot 10, Concession 3, Township of Neelon (0 Birmingham Drive, Sudbury), as shown on the draft plan of subdivision titled "DRAFT PLAN OF SUBDIVISION LOTS 45 TO 69, AND LOTS 74 TO 90, AND LOTS 98 TO 106, AND LOT 133, AND BLOCK G, AND PART OF CAMBRIDGE CRESCENT, REGISTERED PLAN M-1003 CITY OF GREATER SUDBURY DISTRICT OF SUDBURY" prepared by Tulloch Geomatics Inc. as Ontario Land Surveyor and signed by the Ontario Land Surveyor and owner on December 20, 2024.
2. That this draft approval shall lapse April 7, 2028.
3. That prior to the signing of the final plan the Planning Services Division shall be advised by the Ontario Land Surveyor responsible for preparation of the final plan that the lot areas, frontages and depths appearing on the final plan do not violate the requirements of the Restricted Area By laws of the municipality in effect at the time such plan is presented for approval to the satisfaction of the Director of Planning Services.
4. That the zoning be in place to the satisfaction of the Director of Planning Services.
5. That Cambridge Crescent (PIN 73576-0173(LT)) and Block G (PIN 73576-0122(LT)) on Plan M-1003, and Parts 55, 56, 57, 58, 80,82,83,84 and 85 on Plan 53R-21454 (PIN 73576-0496(LT) & PIN 73576-0499(LT)) be successfully transferred back to the applicant's ownership, to the satisfaction of Director of Legal and Clerks Services.
6. That parkland and/or cash-in-lieu of parkland be provided to the City of Greater Sudbury in accordance with section 7.3 of the City's Official Plan and the *Planning Act*, to the satisfaction of the Director of Leisure Services.
7. That the street(s) be named and approved by the municipality and to the satisfaction of the City Solicitor.
8. That any dead ends or open sides of road allowances created by this plan of subdivision shall be terminated in 0.3 metre reserves that are to be conveyed to the municipality and held in trust by the municipality until required for future road allowances or the development of adjacent land and to the satisfaction of the City Solicitor.

9. That the subdivision agreement be registered by the municipality against the land to which it applies prior to any encumbrances and to the satisfaction of the City Solicitor.
10. That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority to the satisfaction of the City Solicitor.
11. That the owner agrees in writing to satisfy all municipal requirements, financial and otherwise, concerning the provision of roads, walkways, street lighting, sanitary sewers, watermains, storm sewers and surface drainage facilities to the satisfaction of the City Solicitor.
12. That the subdivision agreement contains provisions whereby the owner agrees that all the requirements of the subdivision agreement including installation of required services be completed within three years after registration to the satisfaction of the City Solicitor.
13. That in accordance with Section 59(4) of the Development Charges Act a notice agreement shall be registered on title to ensure that persons who first purchase the subdivided land after registration of the plan of subdivision are informed at the time the land is transferred of all development charges related to development and to the satisfaction of the City Solicitor.
14. The owner shall provide a detailed lot grading plan prepared, signed, sealed, and dated by a professional civil engineer with a valid certificate of authorization for the proposed lots as part of the submission of servicing plans. This plan must show finished grades around building envelopes, retaining walls, swales, slopes and lot corners. The plan must show sufficient grades on boundary properties to mesh the lot grading of the new site to existing properties.
15. The owner shall be required to have all stormwater management facilities constructed and approved by the City prior to initial acceptance of roads and sewers or at such time as the Director of Planning Services may direct. The owner shall provide lands for said facilities as required by the City.
16. The proposed internal subdivision roadways are to be built to urban standards, including mountable curb and gutters, sidewalks, storm sewers and related appurtenances to the City of Greater Sudbury Engineering Standards at the time of submission.
17. Prior to the submission of servicing plans, the Owner shall, to the satisfaction of the Director of Planning Services, provide an updated geotechnical report prepared, signed, sealed, and dated



by a geotechnical engineer licensed in the Province of Ontario. Said report shall, as a minimum, provide factual information on the soils and groundwater conditions within the proposed development. Also, the report should include design information and recommend construction procedures for storm and sanitary sewers, stormwater management facilities, watermains, roads to a 20-year design life, the mass filling of land, surface drainage works, erosion control, slope stability, slope treatment and building foundations. The geotechnical information on building foundations shall be to the satisfaction of the Chief Building Official and Director of Planning Services.

18. As part of the submission of servicing plans, the owner shall have any rear yard slope treatments designed by a geotechnical engineer licensed in the Province of Ontario incorporated into the lot grading plans if noted as required at locations required by the Director of Planning Services. Suitable provisions shall be incorporated into the Subdivision Agreement to ensure that the treatment is undertaken to the satisfaction of the Director of Planning Services.
19. Streetlights for this subdivision will be designed and constructed by Greater Sudbury Hydro Plus Inc. at the cost of the owner.
20. The owner will be required to ensure that the corner radius for all intersecting streets is to be 9.0 m.
21. The owner shall provide a utilities servicing plan showing the location of all utilities including City services, Greater Sudbury Hydro Plus or Hydro One, Bell, Union Gas, and Eastlink – as applicable. This plan must be to the satisfaction of the Director of Planning Services and must be provided prior to construction for any individual phase.
22. The owner shall provide proof of sufficient fire flow in conjunction with the submission of construction drawings for each phase of construction. All costs associated with upgrading the existing distribution system to service this subdivision will be borne totally by the owner.
23. The owner shall provide proof of sufficient sanitary sewer capacity in conjunction with the submission of construction drawings for each phase of construction. All costs associated with upgrading the existing distribution system to service this subdivision will be borne totally by the owner.
24. Draft Approval does not guarantee an allocation of sewer or water capacity. Prior to the signing of the final plan, the Planning Services Division is to be advised by the General Manager of Growth and

Infrastructure that sufficient sewage treatment capacity and water capacity exists to service the development.

25. The applicant/owner shall provide to the City, as part of the submission of servicing plans a Siltation Control Plan detailing the location and types of sediment and erosion control measures to be implemented during the construction of each phase of the project. Said plan shall be to the satisfaction of the General Manager of Growth and Development and the Nickel District Conservation Authority. The siltation control shall remain in place until all disturbed areas have been stabilized. All sediment and erosion control measures shall be inspected daily to ensure that they are functioning properly and are maintained and/or updated as required. If the sediment and erosion control measures are not functioning properly, no further work shall occur until the sediment and/or erosion problem is addressed.
26. The owner agrees to provide the required soils report, stormwater, water, sanitary sewer and lot grading master planning reports and plans to the Director of Planning Services prior to or concurrently with the submission of servicing plans for the first phase of the subdivision.
27. Final approval for registration may be issued in phases to the satisfaction of the Director of Planning Services, provided that:
  - a. Phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure and other essential services, and;
  - b. All agencies agree to registration by phases and provide clearances, as required, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
28. That the owner shall have completed all major outstanding infrastructure deficiencies that are critical to the overall function of the subdivision in previous phases of the plan that have been registered, or have made arrangements for their completion, prior to registering a new phase of the plan, to the satisfaction of the General Manager of Growth and Infrastructure.
29. That the owner shall provide an up-to-date soils report prepared by a Geotechnical Engineer licensed in the Province of Ontario to the satisfaction of the Chief Building Official. The soils report shall at a minimum provide factual information on the soils and groundwater conditions within the proposed development. The soils report shall also include design information and recommend construction procedures for the mass filling of land, surface drainage works

including storm erosion control, slope stability, and building foundations. The geotechnical engineer must also address requirements as it relates to the development under Ontario Regulation 406/19: On-Site and Excess Soil Management.

30. That during the subdivision agreement registration process and based on anticipated quantities of removal of rock through blasting (if required) the following draft approval conditions are imposed:
  - a. That the owner provides a geotechnical report outlining how work related to blasting shall be undertaken safely in order to protect adjoining structures and other infrastructure to the satisfaction of the Chief Building Official. The geotechnical report shall be prepared by a qualified blasting consultant defined as a professional engineer licensed in the Province of Ontario having a minimum of five-years' experience related to blasting;
  - b. That the blasting consultant shall be retained by the owner and shall be independent of the contractor and any sub-contractor that is performing blasting work. The blasting consultant shall be required to complete specified vibration monitoring that is recommended in the geotechnical report and provide a report detailing recorded vibration levels to the satisfaction of the Chief Building Official. Copies of the recorded ground vibration documents shall be provided to the contractor and any sub-contractor administration weekly or upon request;
  - c. That the geotechnical report provides recommendations and specifications to the satisfaction of the Chief Building Official on the following as a minimum, but not necessarily limited to:
    - i. Pre-blast survey of surface structures and infrastructure within the affected area;
    - ii. Trial blast activities;
    - iii. Procedures during blasting;
    - iv. Procedures for addressing blasting and damage complaints;
    - v. Blast notification mechanism(s) for adjacent residences; and,
    - vi. Structural stability of exposed rock faces.
31. That engineered fill pads (if required) are to be surveyed by an Ontario Land Surveyor and a plan submitted indicating the location and extents for buildable area to the satisfaction of the Chief Building Official.

32. That any retaining walls greater than 1.0 m in height be designed by a Professional Engineer, to the satisfaction of the Chief Building Official.
33. A stormwater management report and associated plans must be submitted by the Owner's Consulting Engineer to the satisfaction of the General Manager of Growth and Infrastructure. The stormwater management 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 80% of 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 80% of 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 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. If a wet pond is proposed, the wet pond is to meet the criteria of the Ministry of the Environment, Conservation and Parks Stormwater Management Planning and Design Manual latest edition, including but not limited to Table 4.6 Wet Pond – Summary of Design Guidance. Side slopes greater than 3:1 will not be permitted including retaining walls.
  - i. The bottom of the Stormwater Management Facility/Facilities is to be at a higher elevation than the seasonal high groundwater level (i.e. water table).
  - j. If the Stormwater Management Facility/Facilities propose infiltration, the receiving soil layer must have an infiltration rate of greater than or equal to 15 mm/hr., and underlying bedrock and seasonal high groundwater level (i.e. water table) is to be equal to or greater than 1 m below the bottom of the proposed facility.
  - k. Capacity of all swales to be included in the Stormwater Management Report.
  - l. Where drainage from the existing or future right-of-way is conveyed between residential properties, a block is required. Drainage easements are only permitted for the conveyance of drainage of runoff from private properties only.
  - m. Minor storm drainage from the plan of subdivision shall not be drained overland onto adjacent properties; and,
  - n. Existing drainage patterns on adjacent properties shall not be altered unless explicit permission is granted.
34. 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.
35. The applicant shall complete a traffic impact study and implement any recommendations or mitigation measures, to the satisfaction of the General Manager of Growth and Infrastructure.

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

Absent (1): Councillor Lapierre

**CARRIED (4 to 0)**

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

**8.4 Increased Housing in Mixed Use Development – Official Plan and Zoning By-law Amendments**

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 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:

**PL2025-34**

Moved By Councillor Leduc

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury approves proposed Official Plan Amendment 142, and directs staff to prepare the necessary by-law, as outlined in the report entitled “Increased Housing in Mixed Use Development – Official Plan and Zoning By-law Amendments”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on March 24, 2025.

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

Absent (1): Councillor Lapierre

**CARRIED (4 to 0)**

The following resolution was presented:

**PL2025-35**

Moved By Councillor Fortin

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury approves the following amendments to Zoning By-law 2010-100Z as outlined in the report entitled “Increased Housing in Mixed Use Development – Official Plan and Zoning By-law Amendments”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on March 24, 2025:

1. Removing the 30 dwelling units per building maximum in the ‘C2’, General Commercial, ‘C3’, Limited General Commercial, and C6(1) Downtown Commercial Special zones;
2. Increasing the maximum net residential density to 90 units per hectare for lands outside of the community of Sudbury and 150 units per hectare for lands within the community of Sudbury in the ‘C2’, General Commercial and ‘C3’, Limited General Commercial zones; and,
3. Increasing the maximum net residential density to 90 units per hectare in the C6(1) Downtown Commercial Special zone.

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

Absent (1): Councillor Lapierre

**CARRIED (4 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 Cormier, as Chair of the Planning Committee, reported that the Committee met in Closed Session to deal with one Proposed or Pending Acquisition or Disposition of Land Matters, regarding Lorraine St, Sudbury, in accordance with Municipal Act, 2001, par 239 (2)(c). One resolution emanated from the meeting.

The following resolution was presented:

### **PL2025-36**

Moved By Councillor Cormier

Seconded By Councillor Fortin

THAT the City of Greater Sudbury declares surplus to the City’s needs part of 1179 Lorraine Street, Sudbury, legally described as part of PIN 73601-0244 (LT), being Part 1 on Plan 53R-21688, part of Lot 5, Concession 6, Township of McKim, City of Greater Sudbury;

AND THAT the City of Greater Sudbury directs staff to present a by-law to authorize the transfer of the property, by way of grant (nil), to Greater Sudbury Housing Corporation, as well as the execution of the documents required to complete the real estate transaction.

**CARRIED**

**10. Consent Agenda**

The following resolution was presented:

**PL2025-37**

Moved By Councillor Fortin

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury approves Consent Agenda item 10.1.1.

**CARRIED**

The following is the Consent Agenda item:

**10.1 Routine Management Reports**

**10.1.1 Glen Avenue Condominium Extension, Sudbury**

The following resolution was presented:

**PL2025-38**

Moved By Councillor Fortin

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 condominium on those lands described as PIN 73579-0335, Parcel 23833 A SES, Lot 1, Concession 3, Township of McKim, File # 741-6/12001, as outlined in the report entitled "Glen Avenue Condominium Extension, Sudbury" from the General Manager of Growth and Infrastructure, presented at the meeting on March 24, 2025, as follows:

1. By deleting Condition #5 entirely and replacing it with the following:

"5. That this draft approval shall lapse on April 24, 2028."

**CARRIED**

**11. Members' Motions**

No Motions were presented.

**12. Correspondence for Information Only**

**12.1 Downtown Sudbury Master Plan Review – Q1 2025 Update**

For Information Only.

**12.2 Housing Needs Assessment**



For Information Only.

**13. Addendum**

No Addendum was presented.

**14. Civic Petitions**

No Petitions were submitted.

**15. Question Period**

No Questions were asked.

**16. Adjournment**

Councillor Fortin moved to adjourn the meeting. Time: 3:45 p.m.

**CARRIED**