

**MEETING OF THE PLANNING COMMITTEE
OF THE CITY OF GREATER SUDBURY**

**Council Chamber
Tom Davies Square**

**Monday, February 22, 2016
Commencement: 5:35 p.m.**

COUNCILLOR FERN CORMIER IN THE CHAIR

Present

Councillors Dutrisac, McIntosh, Cormier, Reynolds, Landry-Altmann

Councillor Jakubo (D) 5:58 p.m.

City Officials

Jason Ferrigan, Director of Planning Services; Robert Webb, Supervisor of Development Engineering; Alex Singbush, Acting Manager of Development Approvals; Mauro Manzon, Senior Planner; Tanya Thompson, Deputy City Clerk; Jody Lamarche, Vital Statistics Assistant; Lisa Locken, Clerk's Services Assistant

**Declaration of
Pecuniary Interest
and the General
Nature Thereof**

None Declared

Rules of Procedure

The Planning Committee, by two-thirds majority, agreed to dispense with the rules of procedure to alter the order of the agenda and deal with public hearing three (3), Sunbeam Meats Ltd. – Application for rezoning in order to permit a four-unit multiple dwelling on a vacant westerly portion of the subject property, 427-433 Laforest Avenue, Sudbury.

PUBLIC HEARINGS

SUNBEAM MEATS LTD. – APPLICATION FOR REZONING IN ORDER TO PERMIT A FOUR-UNIT MULTIPLE DWELLING ON A VACANT WESTERLY PORTION OF THE SUBJECT PROPERTY, 427-433 LAFOREST AVENUE, SUDBURY

Report dated February 2, 2016 was received from the General Manager of Infrastructure Services regarding Sunbeam Meats Ltd. – Application for rezoning in order to permit a four-unit multiple dwelling on a vacant westerly portion of the subject property, 427-433 Laforest Avenue, Sudbury.

Motion to Defer

The Planning Committee approved a motion by Councillor Landry-Altmann to defer this matter until the Committee is provided with additional information.

With the concurrence of the Committee, Councillor Cormier moved that the foregoing item be deferred until the April 11, 2016 Planning Committee meeting.

PUBLIC HEARINGS (CONT'D)

SKEAD HERITAGE HOMES INC. – ADDITION OF LANDS TO THE EXISTING DRAFT APPROVED PLAN OF SUBDIVISION, BELL STREET, SKEAD

The Planning Committee meeting was adjourned and the Public Hearing was opened to deal with the following application.

Report dated February 2, 2016 was received from the General Manager of Infrastructure Services regarding Skead Heritage Homes Inc. – Addition of lands to the existing draft approved plan of subdivision, Bell Street, Skead.

Matthew Dumont, Tulloch Engineering, agent for the applicant was present.

Alex Singbush, Acting Manager of Development Approvals, outlined the application to the Committee.

Alex Singbush, Acting Manager of Development Approvals, stated that the draft plan approval for a common elements condominium was granted on an adjacent property that will provide water service to those properties that do not have individual wells. He stated that the common elements condominium is the tool to move forward and allow Skead Heritage Homes to handle their own water without assistance from the city.

Jason Ferrigan, Director of Planning Services, stated that they are unable to predict if Skead Heritage Homes would come back to the city if anything did occur with the water system, however the city has taken all the necessary precautions if something did occur.

Mr. Dumont stated that the applicants are working on fulfilling all the conditions and everything should be finalized within the year.

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

The Public Hearing concerning this matter was closed and the Planning Committee resumed in order to discuss and vote on the application.

The following resolutions were presented:

PL2016-27 Reynolds/Landry-Altmann: THAT the City of Greater Sudbury amends the conditions of draft approval for plan of subdivision File 780-3/03005 including Part of Parcel 50058 S.E.S., Parts 1, 2, 3 & 12, Plan 53R-14175, Part of Parcel 50057 S.E.S., Part 1, Plan 53R-19536, Lot 6, Concessions 3 & 4, Township of MacLennan, as follows:

a. Deleting condition #1 and replacing it with the following:

1. That this draft approval applies to the draft plan of subdivision of Part of Parcel 50058 S.E.S. being Parts 1, 2, 3 and 12, Plan 53R-14175, Part of Parcel 50057 S.E.S., Part 1, Plan 53R-19536, Lot 6, in Concessions 3 &

PUBLIC HEARINGS (CONT'D)

SKEAD HERITAGE HOMES INC. – ADDITION OF LANDS TO THE EXISTING DRAFT APPROVED PLAN OF SUBDIVISION, BELL STREET, SKEAD (CONT'D)

4, Township of MacLennan as shown on a plan of subdivision prepared by Terry Del Bosco, O.L.S. dated December 10, 2015.

b. Deleting condition #2 and replacing it with the following:

2. That the owner agrees in writing to satisfy all the requirements, financial and otherwise, of the City of Greater Sudbury, concerning the provision of roads, walkways, street lighting, sanitary sewers, watermain, storm sewers and surface drainage facilities.

c. Deleting condition #3 and replacing it with the following:

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.

d. Deleting condition #4.

e. Deleting condition #5 and replacing it with the following:

5. Prior to the signing of the final plan, the owner shall agree to undertake to make full restoration of any damage to the City's road allowance, as a result of maintenance of the private water system which services this subdivision, to the satisfaction of the General Manager of Infrastructure Services

f. Deleting condition #6.

g. Deleting condition #7 and replacing it with the following:

7. Prior to the signing of the final plan, the owner shall have a covenant registered on title to each new lot that includes the following:

For Lots 1, 2, 4, 6, 7, 8, 9, 10, 11 and 12:

The owner understands and agrees that potable water is supplied to these properties by a shared private well and piping system, under a common elements condominium corporation, with all operations and maintenance works and costs associated with that well, its equipment and associated distribution system to be the responsibility of the common elements condominium corporation.

PUBLIC HEARINGS (CONT'D)

SKEAD HERITAGE HOMES INC. – ADDITION OF LANDS TO THE EXISTING DRAFT APPROVED PLAN OF SUBDIVISION, BELL STREET, SKEAD (CONT'D)

For Lots 3, 5, 13 and 14:

The owner understands and agrees that potable water is supplied to each of these properties by an independent private well and piping system, situated within the boundary of the associated lot. All operations and maintenance works and costs associated with the private well, its equipment and piping system on each of these lots are the responsibility of the individual owners on each lot serviced by the associated private well.

h. Deleting condition #8 and replacing it with the following:

8. That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority.

i. Deleting condition #9.

j. Deleting condition #11 and replacing it with the following:

11. That this draft approval shall lapse on August 27, 2017.

k. Deleting condition #12 and replacing it with the following:

12. That prior to the signing of the final plan, the Planning Services Division is to be advised by the Director of Legal Services/City Solicitor that Conditions 2, 8, 10, 15 and 17 have been complied with to his satisfaction.

l. Adding conditions #15, #16, and #17:

15. That prior to signing the Final Plan the Owner shall have entered an agreement satisfactory to the City Chief Financial Officer and Treasurer to repay to the City the costs incurred by the City on behalf of the owner, for the design and construction of the private fragmented non-regulated water system of the owner, undertaken in accordance with an Order made by the Ministry of the Environment pursuant to s. 114 of the Clean Drinking Water Act. The amount specified is net of the City's financial contribution to the project. Any such agreement must be in good standing at the time of signing the Final Plan."

16. That the owner enters into an Encroachment Agreement with the City of Greater Sudbury, to be registered on title, to the satisfaction of the General Manager of Infrastructure Services where buildings and structures encroach onto City property.

PUBLIC HEARINGS (CONT'D)

SKEAD HERITAGE HOMES INC. – ADDITION OF LANDS TO THE EXISTING DRAFT APPROVED PLAN OF SUBDIVISION, BELL STREET, SKEAD (CONT'D)

17. That this draft approval is conditional on the registration of a common elements condominium corporation, City File Reference 741-3/15001, for the provision of private water service to those lots that are not served by an independent private well and piping system, situated within the boundary of the associated lot.

YEAS: Councillors Dutrisac, McIntosh, Cormier, Reynolds, Landry-Altmann

CARRIED

2401287 ONTARIO INC. – APPLICATION FOR REZONING IN ORDER TO PERMIT A FOURTH DWELLING UNIT IN A LEGAL EXISTING TRIPLEX, 897 WESTMOUNT AVENUE, SUDBURY

The Planning Committee meeting was adjourned and the Public Hearing was opened to deal with the following application.

Report dated February 2, 2016 was received from the General Manager of Infrastructure Services regarding 2401287 Ontario Inc. – Application for rezoning in order to permit a fourth dwelling unit in a legal existing triplex, 897 Westmount Avenue, Sudbury.

Peter Vanderkooy, the applicant, was present.

Mauro Manzon, Senior Planner, outlined the application to the Committee.

Jason Ferrigan, Director of Planning Services, stated that the *Planning Act* allows municipalities to issue fines for any contraventions to the *Planning Act* however they prefer to work with proponents to bring them into compliance with the regulations rather than issue fines.

Mauro Manzon, Senior Planner, stated that the Planning Department reviewed the sixth parking space for several issues including snow storage. He advised that the Traffic and Transportation Department was consulted and they felt it was acceptable and they have not received any complaints, however if snow storage does become an issue, it is on the onus of the owner to correct the situation.

Mr. Vanderkooy stated that they have owned this property for two (2) years and that he has a fire safety inspection report from 2009 which indicates there were four (4) units at that time.

PUBLIC HEARINGS (CONT'D)

2401287 ONTARIO INC. – APPLICATION FOR REZONING IN ORDER TO PERMIT A FOURTH DWELLING UNIT IN A LEGAL EXISTING TRIPLEX, 897 WESTMOUNT AVENUE, SUDBURY (CONT'D)

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

The Public Hearing concerning this matter was closed and the Planning Committee resumed in order to discuss and vote on the application.

The following resolution was presented:

PL2016-28 Reynolds/Landry-Altmann: THAT the City of Greater Sudbury approves the application by 2401287 Ontario Inc. to amend Zoning By-law 2010-100Z by changing the zoning classification from "R1-5", Low Density Residential One to "R3(S)", Medium Density Residential Special on lands described as PIN 73571-0136, Part of Parcel 15927 S.E.S., Part 2, Plan SR-3041 in Lot 12, Concession 5, Township of Neelon subject to the following conditions:

- a) Prior to the adoption of the amending by-law, a building permit application shall be required to the satisfaction of the Chief Building Official;
- b) That the amending by-law include the following site-specific provisions:
 - i) A maximum of four (4) dwelling units within the existing building shall be permitted;
 - ii) Required parking shall be permitted to encroach into the required front and corner side yards;
 - iii) One (1) required parking space shall per permitted within the required corner side yard;
 - iv) The location of the existing dwelling shall be permitted;
 - v) Planting strips shall not be required.

YEAS: Councillors Dutrisac, McIntosh, Cormier, Reynolds, Landry-Altmann

CARRIED

PUBLIC HEARINGS (CONT'D)

FRANCESCHINI CONSTRUCTION LIMITED – APPLICATION FOR REZONING IN ORDER TO PERMIT THE CONSTRUCTION OF A THIRD UNIT IN THE BASEMENT OF THE EXISTING SEMI-DETACHED DWELLING, 2336-2338 LASALLE BOULEVARD, SUDBURY

The Planning Committee meeting was adjourned and the Public Hearing was opened to deal with the following application.

Report dated February 2, 2016 was received from the General Manager of Infrastructure Services regarding Franceschini Construction Limited – Application for rezoning in order to permit the construction of a third unit in the basement of the existing semi-detached dwelling, 2336-2338 Lasalle Boulevard, Sudbury.

Jake Franceschini, the applicant, was present.

Al Boissonneault, area resident, was present.

Alex Singbush, Senior Planner, outlined the application to the Committee.

Alex Singbush, Senior Planner, stated there is a by-law requirement that the applicant must be able to demonstrate that fifty percent of the front lot can be landscaped, which can include lockstone or hardscape but they do encourage that they use turf and typically asphalt is not used.

Mr. Franceschini stated that he has already submitted drawings to building controls and he has an application for the driveway to be moved which has been approved by the Engineering Department and just needs the Planning Department approval.

Mr. Boissonneault, area resident, stated that he shares an adjoining driveway with the applicant and he is concerned that the addition of three (3) more driving spots in the rear yard will cause a problem with drainage and swales will be required. He stated that he has a concern that his tenant's vehicle would be damaged with the increased traffic in the driveway and that there would be no place to turn vehicles around when there is accumulated snow.

Jason Ferrigan, Director of Planning Services, stated that it is impossible to have a condition regarding snow removal for an application of this type and this could be dealt with through the site plan application.

Rob Webb, Supervisor of Development Engineering, stated that there were comments made by the Development Engineering Technician that swales would be needed at the back of the property and this was included in the building permit requirements. He stated that in an existing shared driveway situation, the swale would be put at the shared property line and the property owner would be responsible for the cost. He advised that the only drainage issue is that the swales need to be installed as per the building permit and this has not been completed yet.

PUBLIC HEARINGS (CONT'D)

FRANCESCHINI CONSTRUCTION LIMITED – APPLICATION FOR REZONING IN ORDER TO PERMIT THE CONSTRUCTION OF A THIRD UNIT IN THE BASEMENT OF THE EXISTING SEMI-DETACHED DWELLING, 2336-2338 LASALLE BOULEVARD, SUDBURY (CONT'D)

Jason Ferrigan, Director of Planning Services, stated there are two options, one is to defer the application and the second is to rely on the tools in place and have the drainage resolved through the building permit stage.

Mr. Franceschinni stated that for the drainage there is a swale on left-hand side of the property from the back to the front and he is having Bortolussi Surveying provide him with an as-built as soon as the snow is gone and will submit this to Building Services.

He advised that he has not had any drainage problems in the two (2) years since he has had tenants.

Rob Webb, Supervisor of Development Engineering, advised that there is a current building permit however it has not been closed yet.

Jason Ferrigan, Director of Planning Services, stated if the applicant chooses to relocate the parking from the front to the rear yard, the drainage issues would be resolved through Building Services since they already have an open building permit. He stated that when swales are being constructed within the applicant's property line there is no requirement to contact the neighbor but if the swale is constructed on the joint property line, the neighbor would be contacted.

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

The Public Hearing concerning this matter was closed and the Planning Committee resumed in order to discuss and vote on the application.

The following resolution was presented:

PL2016-29 Reynolds/McIntosh: THAT the City of Greater Sudbury approves the application by Franceschini Construction Limited to amend Zoning By-law 2010-100Z by changing the zoning classification from "R2-2", Low Density Residential Two to "R2-2(S)", Low Density Residential Two Special to permit a third dwelling unit within the existing semi-detached dwelling on those lands described as PIN 73565-0031, Parcel 51493 S.E.S., Parts 1 & 2, Plan 53R-16021, Lot 10, Concession 6, Township of Neelon, subject to the following conditions:

PUBLIC HEARINGS (CONT'D)

FRANCESCHINI CONSTRUCTION LIMITED – APPLICATION FOR REZONING IN ORDER TO PERMIT THE CONSTRUCTION OF A THIRD UNIT IN THE BASEMENT OF THE EXISTING SEMI-DETACHED DWELLING, 2336-2338 LASALLE BOULEVARD, SUDBURY (CONT'D)

1. That a maximum of three (3) dwelling units within the existing building shall be permitted.
2. That prior to the enactment of the amending by-law the owner shall apply for and receive a driveway entrance permit and the existing entrance must be physically closed to vehicular traffic and the existing driveway removed to the satisfaction of the General Manager of Infrastructure Services.

YEAS: Councillors Dutrisac, McIntosh, Cormier, Reynolds

NAYS: Councillor Landry-Altmann

CARRIED

Recess At 6:56 p.m. the Planning Committee recessed.

Reconvene At 7:12 p.m. the Planning Committee reconvened.

TOFFOLI & SONS LIMITED – APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND REZONING IN ORDER TO PERMIT THE FULL RANGE OF “C2”, GENERAL COMMERCIAL USES ON A LOT CURRENTLY DESIGNATED AND ZONED FOR OFFICE USES ONLY, 1545 & 1557 REGENT STREET, SUDBURY

The Planning Committee meeting was adjourned and the Public Hearing was opened to deal with the following application.

Continuation of Public Hearing from the December 14, 2015 Planning Committee meeting.

Report dated February 2, 2016 was received from the General Manager of Infrastructure Services regarding Toffoli & Sons Limited – Applications for Official Plan Amendment and Rezoning in order to permit the full range of “C2”, General Commercial uses on a lot currently designated and zoned for office uses only, 1545 & 1554 Regent Street.

Mauro Manzon, Senior Planner, outlined the new information submitted by the applicants which includes three (3) options and a revised list of “C2” proposed permitted uses for the site.

Sarah Vereault, J.L. Richards, agent for the applicant, and Gerry Toffoli, the applicant, were present.

PUBLIC HEARINGS (CONT'D)

TOFFOLI & SONS LIMITED – APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND REZONING IN ORDER TO PERMIT THE FULL RANGE OF “C2”, GENERAL COMMERCIAL USES ON A LOT CURRENTLY DESIGNATED AND ZONED FOR OFFICE USES ONLY, 1545 & 1557 REGENT STREET, SUDBURY (CONT'D)

Gloria Rosset, George Rosset, Matthew Gould and Glen Lemay, concerned residents were present.

Sarah Vereault provided an electronic presentation outlining the application.

Mr. Toffoli stated that he has no issues with removing a “tavern” from the list of “C2” uses but does not want to remove the use of a “restaurant” from the list.

Alex Singbush, Acting Manager of Development Approvals, stated that a tavern is a structure to be used to mainly serve alcoholic beverages and the principal business of a restaurant is to serve food.

Ms. Vereault stated that she understands the concerns regarding the hours of operation for a restaurant, however the definition is quite wide and can include several types of restaurant uses.

Jason Ferrigan, Director of Planning Services, stated that the distinction is regulated by the LCBO and not part of this application.

Ms. Vereault stated that when you look at the site plan to the north and west, there is a fence located along the northern and western property lines and some landscaping in the strip as well. She advised that the difference from the building to the property line is twenty-two (22) metres and from the parking lot to the property line is three (3) metres and one and a half (1.5) metres in height.

Mauro Manzon, Senior Planner, stated that site specific relief was granted through the Committee of Adjustment which includes: a building height of approximately 10.56 metres where a maximum of eight (8) metres is permitted; a reduced parking length for the two (2) rows of parking parallel to Regent Street; a reduced landscaped area to Regent Street; a planting strip along the westerly property line; and a condition that a 2.13 metre opaque fence be installed along the westerly interior side lot line.

Gloria Rossett, area resident, stated that along the west and north side of the property there is a swale and a rock swale and she is concerned about drainage and hopes the flooding issues are resolved when the building is completed. She stated that she would like to see an animal shelter, an amusement and recreation centre and a tavern removed from the proposed list of uses.

Matthew Gould, area resident, stated he lives on the west side of the property and he is concerned about drainage since the grass buffer has already been removed and a fence built in its place and since there is a lot of water that comes down from the mountain. He

PUBLIC HEARINGS (CONT'D)

TOFFOLI & SONS LIMITED – APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND REZONING IN ORDER TO PERMIT THE FULL RANGE OF “C2”, GENERAL COMMERCIAL USES ON A LOT CURRENTLY DESIGNATED AND ZONED FOR OFFICE USES ONLY, 1545 & 1557 REGENT STREET, SUDBURY (CONT'D)

stated that he is concerned about a swale as it is like a moat that gathers water and sits and collects until it is absorbed into the ground and he stated that he would prefer a drain to be installed which would remove the water instead. He also stated that he would like a tavern, a restaurant and a convenience store removed from the list of permitted uses. His concerns are the hours of operation of a restaurant and what type of people would hang out around the convenience store. He advised that he is okay with a pharmacy provided it is not open for twenty-four (24) hours and not a drive-through location. He also feels that there is enough housing available in the area so he would like any residential uses removed from the list as well.

George Rossett, area resident, stated that he is concerned with the blasting that took place on the property. He stated that they blasted on the face of the property that drops down from Galaxy Court with the objective to extend the lot without any consultation or without notifying residents. He stated that since the blasting occurred Mrs. Rossett has had water in her basement. He stated that he is concerned that there are no procedures in place for blasting within the city.

Glen Lemay, area resident, stated that he is opposed to a two (2) storey building being constructed on the property and is also concerned about the one and a half (1.5) metre fence proposed and feels it should be much higher.

Rob Webb, Supervisor of Development Engineering, stated that through the lot grading plan the bulk of site would be paved with a barrier curb around it with a storm water management facility to clean the water before it goes out onto Regent Street. He stated that the swale would be installed around the boundary of the property and brings water from Galaxy Court out to Regent Street, this water is considered clean water since it does not go over asphalt. He advised that a swale is a ditch that transports water from point A to B and is not like a French drain in which water is absorbed into the ground.

Jason Ferrigan, Director of Planning Services, stated that the blasting that occurred at this property occurred prior to the site alteration by-law coming into effect.

Rob Webb, Supervisor of Development Engineering, stated that the swale brings water from the back corner of the property to the storm system on Regent Street and it does not hold the water, it keeps it moving. He advised the slope would be engineered to remove the water and redirect it to the Regent Street storm sewer system.

Mauro Manzon, Senior Planner, stated that the site specific relief that was granted by the Committee of Adjustment included a height variance, reduced parking, reduced landscape and a reduction in the size of the required planting strip.

PUBLIC HEARINGS (CONT'D)

TOFFOLI & SONS LIMITED – APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND REZONING IN ORDER TO PERMIT THE FULL RANGE OF “C2”, GENERAL COMMERCIAL USES ON A LOT CURRENTLY DESIGNATED AND ZONED FOR OFFICE USES ONLY, 1545 & 1557 REGENT STREET, SUDBURY (CONT'D)

Alex Singbush, Acting Manager of Development Approvals, stated that a “Commercial Recreation Centre” is defined as an establishment where athletic, recreation or physical fitness is held for gain or for profit and it includes a gym, spa, club, roller skating rink, squash or tennis court however it does not include a riding stable or a place of amusement.

Jason Ferrigan, Director of Planning Services, stated that accessory uses are in addition to the main uses, such as an indoor gym could have an office for administrative uses.

Ms. Vereault stated that once the site is completed the Storm Water Management Plan will provide a better solution for water drainage than what is currently in place. She stated that pre and post blasting surveys were completed with the surrounding properties, which was a requirement of the permit. She advised that with respect to the list of uses, they are amiable to removing a tavern from the list of uses but would like to keep all of the remaining uses.

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

The Public Hearing concerning this matter was closed and the Planning Committee resumed in order to discuss and vote on the application.

The following resolutions were presented

Resolution regarding Application for Official Plan Amendment:

PL2016-30 McIntosh/Dutrisac: THAT the City of Greater Sudbury approves the application by Toffoli & Son Limited to amend the City of Greater Sudbury Official Plan by deleting Section 22.62 (OPA 31), which restricts the use of the subject property to offices and related accessory uses on those lands described as Parcels 17909, 13648 & 30426 S.E.S., Part 1, Plan SR 289, Lots 42, 43 & Part of Lot 44, Plan M-196 in Lot 7, Concession 1, Township of McKim.

YEAS: Councillors Dutrisac, McIntosh, Cormier, Reynolds, Landry-Altmann

CARRIED

Resolution regarding Rezoning Application:

PL2016-31 Dutrisac/McIntosh: THAT the City of Greater Sudbury approves the application by Toffoli & Son Limited to amend Zoning By-law 2010-100Z by changing the zoning classification from "C3(23)", Limited General Commercial Special to "C2(S)", General Commercial Special on those lands described as Parcels 17909, 13648 &

PUBLIC HEARINGS (CONT'D)

TOFFOLI & SONS LIMITED – APPLICATIONS FOR OFFICAL PLAN AMENDMENT AND REZONING IN ORDER TO PERMIT THE FULL RANGE OF “C2”, GENERAL COMMERCIAL USES ON A LOT CURRENTLY DESIGNATED AND ZONED FOR OFFICE USES ONLY, 1545 & 1557 REGENT STREET, SUDBURY (CONT'D)

30426 S.E.S., Part 1, Plan SR-289, Lots 42, 43 & Part of Lot 44, Plan M-196 in Lot 7, Concession 1, Township of McKim subject to the following conditions:

a. That the only permitted uses shall be as follows:

- Accessory Outdoor Display and Sales
- Animal Shelter
- Art Gallery
- Audio/Visual Studio
- Bake Shop
- Business Office
- Commercial School if contained indoors and does not include the on-site use or parking of commercial vehicles or construction equipment
- Convenience Store
- Custom Print or Copy Shop
- Day Care Centre
- Dry Cleaning Establishment
- Financial Institution
- Medical Office
- Personal Service Shop
- Pet Grooming Establishment
- Pharmacy
- Place of amusement
- Professional Office
- Commercial Recreation Centre
- Retail Store
- Scientific or Medical Laboratory
- Service Shop
- Service Trade
- Veterinary Clinic
- Any dwelling containing not more than 2 dwelling units, subject to the provisions of Table 7.1
- Multiple dwelling, subject to the provisions of Table 7.1
- Related accessory uses;

b. The maximum building height shall be 11 metres and shall not exceed two (2) storeys;

c. A maximum gross floor area of 1,020 m² shall be permitted;

d. A drive-through service facility shall not be permitted; and,

PUBLIC HEARINGS (CONT'D)

TOFFOLI & SONS LIMITED – APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND REZONING IN ORDER TO PERMIT THE FULL RANGE OF “C2”, GENERAL COMMERCIAL USES ON A LOT CURRENTLY DESIGNATED AND ZONED FOR OFFICE USES ONLY, 1545 & 1557 REGENT STREET, SUDBURY (CONT'D)

e. That the amending by-law include the site-specific relief granted in minor variance files A0084/2012 and A0129/2013 as required.

YEAS: Councillors Dutrisac, McIntosh, Cormier, Reynolds, Landry-Altmann

CARRIED

CONSENT AGENDA

The following resolution was presented:

PL2016-32 McIntosh/Dutrisac: THAT The City of Greater Sudbury approves Planning Committee Consent Agenda Item C1 to C3.

CARRIED

The following are Consent Agenda Items.

ROUTINE MANAGEMENT REPORTS

Item C-1: Proposed
Telecommunications
Tower, Eastlink

Report dated February 2, 2016 was received from the General Manager of Infrastructure Services regarding Proposed Telecommunications Tower, Eastlink, PIN 73571-0841, Parcel 38801, Part 1, Plan 53R-5462, Lots 3 and 4, Plan M-467, Lot 12, Concession 5, Neelon Township, City of Greater Sudbury.

The following resolution was presented:

PL2016-33 Dutrisac/McIntosh: THAT the City of Greater Sudbury advises Industry Canada that the City concurs with the issuance of a licence for the development of a 45.7 metre high monopole telecommunications tower at PIN 73571-0847, Parcel 38801, Part 1, Plan 53R-5462, Lots 3 and 4, Plan M-467, Lot 12, Concession 5, Neelon Township, City of Greater Sudbury, by Eastlink.

CARRIED

ROUTINE MANAGEMENT REPORTS (CONT'D)

Item C-2: Rooftop
Solar PV Projects
Municipal Council
Blanket Support
Resolution

Report dated January 29, 2016 from the General Manager of Infrastructure Services regarding Rooftop Solar PV Projects – Municipal Council Blanket Support Resolution.

The following resolution was presented:

PL2016-34 McIntosh/Dutrisac: WHEREAS the Province's FIT Program encourages the construction and operation of rooftop solar PV generation projects (the "Projects");

AND WHEREAS one or more Projects may be subject to FIT Contracts and may be constructed and operated in the City of Greater Sudbury ("Local Municipality");

AND WHEREAS in accordance with the FIT Rules, Version 3.0, the Council of the Local Municipality ("Council") had previously indicated, by a resolution, its support for Projects in the Local Municipality (the "Prior Resolution");

AND WHEREAS Council now indicates, by a resolution date no earlier than June 10, 2015, Council's continued support for the construction and operation of the Projects anywhere in the Local Municipality (the "New Resolution");

AND WHEREAS, pursuant to the FIT Contract, where a New Resolution is received in respect of the Projects in the Local Municipality, Suppliers will be recognized as fulfilling the requirements under Section 2.4(d)(vii) of the FIT Contract, which may result in Suppliers being offered Notice to Proceed in accordance with the terms of their respective FIT Contract(s);

NOW THEREFORE BE IT RESOLVED THAT: Council of the City of Greater Sudbury supports the construction and operation of the Projects anywhere in the City of Greater Sudbury.

This resolution's sole purpose is to enable Suppliers to achieve Notice to Proceed under their FIT Contracts and may not be used for the purpose of any other form of municipal approval in relation to a FIT Contract or Project or for any other purpose.

This resolution shall expire twelve (12) months after its adoption by Council.

CARRIED

ROUTINE MANAGEMENT REPORTS (CONT'D)

Item C-3: Declaration of Surplus Vacant Land, Bond Street, Sudbury

Report dated January 29, 2016 from the General Manager of Assets, Citizen and Leisure Services regarding Declaration of Surplus Vacant Land, Bond Street, Sudbury

The following resolution was presented:

PL2016-35 McIntosh/Dutrisac: THAT the City of Greater Sudbury declares surplus to the City's needs, vacant land on Bond Street, Sudbury, legally described as PINs 02132-0990(LT) and 02132-0991(LT), and offer the land for sale to the abutting owner pursuant to the procedures governing the sale of limited marketability surplus land as outlined in Property By-law 2008-174, all in accordance with the report dated January 29, 2016, from the General Manager of Assets, Citizen & Leisure Services.

CARRIED

CORRESPONDENCE FOR INFORMATION ONLY

Item C-4: 2015 Property Sales and Acquisitions

Report dated January 29, 2016 from the General Manager of Assets, Citizen and Leisure Services regarding 2015 Property Sales and Acquisitions.

(FOR INFORMATION ONLY)

MANAGER'S REPORTS

R-1: Application for a cost sharing agreement between Liliane and Raimo Koskiniemi and the City of Greater Sudbury

Report dated February 2, 2016 from the General Manager of Infrastructure Services regarding Application for a cost sharing agreement between Liliane and Raimo Koskiniemi and the City of Greater Sudbury.

The following resolution was presented:

PL2016-36 Dutrisac/McIntosh: THAT a by-law be prepared authorizing the General Manager of Infrastructure Services to execute a cost sharing agreement between the City and Liliane and Raimo Koskiniemi for the upgrading of approximately 250m length of Montee Principale to an urban collector road standard and storm drainage for Phase 1 of draft plan of subdivision file #780-5/11005;

AND THAT the General Manager of Infrastructure Services be directed to enter into a Cost Sharing Agreement with the registered owner to include a fifty percent share of the road and drainage costs to be attributable to the City at an estimated cost of \$381,944.04;

AND THAT all costs related to watermain and sanitary works shall be borne by the owner.

CARRIED

Adjournment

McIntosh/Dutrisac: THAT this meeting does now adjourn.
Time: 8:41 p.m.

CARRIED

Tanya Thompson, Deputy City Clerk