

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

**Council Chamber  
Tom Davies Square**

**Monday, January 11, 2016  
Commencement: 4:18 p.m.**

---

**DEPUTY CLERK TANYA THOMPSON IN THE CHAIR**

**Present**

Councillors McIntosh, Cormier, Reynolds, Dutrisac (A 4:26)

**City Officials**

Daniel Braney, Director of Asset Services; Jason Ferrigan, Director of Planning; David Shelsted, Director of Roads & Transportation Services (D 4:32); Keith Forrester, Real Estate Coordinator; Tanya Thompson, Deputy City Clerk

**Declarations of  
Pecuniary Interest**

None declared.

**Rules of Procedure**

The Committee, by a two-thirds majority, agreed to dispense with the Rules of Procedure, to alter the order of the Agenda and deal with the Appointment of the Committee Chair and Vice-Chair of the Planning Committee.

**APPOINTMENT OF CHAIR AND VICE CHAIR – PLANNING COMMITTEE**

**Item 1  
Appointment of  
Committee Chair  
and Vice-Chair**

Report dated December 17, 2015 was received from the Executive Director, Administrative Services/City Clerk regarding the appointment of Planning Committee Chair and Vice-Chair.

Nominations were held for the position of **Committee Chair**.

**NOMINATOR**

Councillor McIntosh

**NOMINEE**

Councillor Cormier

Nominations were held for the position of **Committee Vice-Chair**.

**NOMINATOR**

Councillor McIntosh

**NOMINEE**

Councillor Reynolds

Nominations were closed.

The following recommendation was presented:

PL2016-01 Cormier/Reynolds: THAT the City of Greater Sudbury appoints Councillor Cormier as Chair and Councillor Reynolds as Vice-Chair of the Planning Committee for the term ending December 31, 2016.

**CARRIED**

## **COUNCILLOR LYNNE REYNOLDS IN THE CHAIR**

### **Closed Session**

PL2016-02 Cormier/Reynolds: THAT the Planning Committee meet in Closed Session to deal with three (3) Proposed or Pending Acquisition or Disposition of Land Matters:

- Purchase of Land, Barry Downe Road, Sudbury;
- Sale of Vacant Land, Westview Crescent, Lively; and,
- Sale of Vacant Land, Robinson Drive, Sudbury

in accordance with the Municipal Act, 2001, s.239(2).

**CARRIED**

### **Recess**

At 4:35 p.m. the Planning Committee recessed.

### **Reconvene**

At 5:30 p.m. the Planning Committee reconvened.

## **COUNCILLOR FERN CORMIER IN THE CHAIR**

### **Present**

Councillors Dutrisac, McIntosh, Reynolds, Cormier

### **City Officials**

Jason Ferrigan, Director of Planning Services; Eric Taylor, Manager of Development Approvals; Robert Webb, Supervisor of Development Engineering; David Shelsted, Director of Roads & Transportation Services; Alex Singbush, Senior Planner; Tanya Thompson, Deputy City Clerk; Janet Tulloch, Freedom of Information Coordinator; Jody Lamarche, Vital Statistics Assistant; Lisa Locken, Clerk's Services Assistant

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

None Declared

## **MATTERS ARISING FROM THE CLOSED SESSION**

### **Rise and Report**

Councillor Reynolds reported the Committee met in closed session to deal with three (3) proposed or pending acquisition or disposition of land matters and the following recommendations emanated therefrom:

### **Purchase of Land, Barry Downe Road, Sudbury**

PL2016-03 Reynolds/Cormier: THAT the City of Greater Sudbury authorizes the purchase of land and that the acquisition of an easement over parts of 555 Barry Downe Road, Sudbury, legally described as PIN 02132-0416(LT), formerly Parcel 41638 S.E.S., Township of Mckim, City of Greater Sudbury;

AND THAT a by-law be presented authorizing the purchase and execution of the documents required to complete the real estate transaction;

Purchase of Land,  
Barry Downe Road,  
Sudbury (Cont'd)

AND THAT the acquisition be funded from Roads Projects – Property Acquisitions account.

**CARRIED**

Sale of Vacant Land,  
Westview Crescent,  
Lively

PL2016-04 Reynolds/Cormier: THAT the City of Greater Sudbury authorizes the sale of vacant land on Westview Crescent, Lively, legally described as part of PIN 73375-0511(LT), being Part 1 on Plan 53R-19592, Township of Waters;

AND THAT a by-law be presented authorizing the execution of the documents required to complete the real estate transaction;

AND THAT the net proceeds of the sale be credited to the Land Acquisition Reserve Fund.

**CARRIED**

Sale of Vacant Land,  
Robinson Drive,  
Sudbury

PL2016-05 Cormier/Reynolds: THAT the City of Greater Sudbury authorizes the sale of vacant land on Robinson Drive, legally described as part of PIN 73597-0195(LT), being Parts 5 and 6 on Plan 53R-20112, Township of McKim.

AND THAT the City of Greater Sudbury authorizes the sale of vacant land on Robinson Drive, Sudbury, legally described as part of PIN 73597-0195(LT), being Parts 7 and 8 on Plan 53R-20112, Township of McKim;

AND THAT by-laws be presented authorizing the execution of the documents required to complete the real estate transaction;

AND THAT the net proceeds of the sale be credited to the Land Acquisition Reserve Fund.

**CARRIED**

## **PUBLIC HEARINGS**

### **JAMES & NELLIE LANGDON – APPLICATION FOR REZONING IN ORDER TO PERMIT LOT ADDITIONS TO TWO (2) ABUTTING PROPERTIES, FAIRBANK NORTH ROAD, WHITEFISH**

---

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

Report dated December 16, 2015 was received from the General Manager of Growth & Development regarding James & Nellie Langdon – Application for rezoning in order to permit lot additions to two (2) abutting properties, Fairbank North Road, Whitefish.

Dave Dorland, D.S. Dorland Limited, agent for the applicants, was present.

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

## **PUBLIC HEARINGS (CONT'D)**

### **JAMES & NELLIE LANGDON – APPLICATION FOR REZONING IN ORDER TO PERMIT LOT ADDITIONS TO TWO (2) ABUTTING PROPERTIES, FAIRBANK NORTH ROAD, WHITEFISH (CONT'D)**

---

Victor Bene, area resident, stated that he is neither for or against the application however would like to make a comment regarding the rezoning process. He stated that he would like to see the property owner make one application where all the land between the existing properties be zoned C so each time a resident needs to access the road they do not need to apply for rezoning and pay the fee. He advised that the road between the existing parcels of land on the lake did not exist previously and now if you need access to the road you need permission from the property owner or you need to purchase a piece of the property.

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 recommendation was presented:

PL2016-06 McIntosh/Dutrisac: THAT the City of Greater Sudbury approves the application by James & Nellie Langdon to amend Zoning By-law 2010-100Z by changing the zoning classification from "RU", Rural to "SLS(4)", Seasonal Limited Service (4) on those lands described Part of PIN 73366-0331, Part of Parcel 9705, Lot 8, Concession 1, Township of Fairbank subject to the following condition:

a) That prior to the enactment of the amending by-law the applicant shall provide the applicant shall provide the Planning Services Section with a copy of a registered survey of the lands to be rezoned.

**YEAS: Councillors Dutrisac, McIntosh, Reynolds, Cormier**

**CARRIED**

### **7200129 CANADA INC. – APPLICATION FOR REZONING IN ORDER TO PERMIT AN EIGHTEEN (18) UNIT HOTEL OR A TWELVE (12) UNIT MULTIPLE DWELLING AT 5980 HIGHWAY 69 NORTH, HANMER**

---

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

Report dated December 22, 2015 was received from the General Manager of Growth & Development regarding 7200129 Canada Inc. – Application for rezoning in order to permit an Eighteen (18) unit hotel or a Twelve (12) unit multiple dwelling at 5980 Highway 69 North, Hanmer.

Anne Pigeau and Chantal Giroux, agents for the applicant, were present.

## **PUBLIC HEARINGS (CONT'D)**

### **7200129 CANADA INC. – APPLICATION FOR REZONING IN ORDER TO PERMIT AN EIGHTEEN (18) UNIT HOTEL OR A TWELVE (12) UNIT MULTIPLE DWELLING AT 5980 HIGHWAY 69 NORTH, HANMER (CONT'D)**

---

Correspondence from Gerard Pilon, concerned resident, was distributed.

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

Alex Singbush, Senior Planner, stated that the comments provided by Mr. Pilon regarding issues with drainage, fencing and screening would be addressed through the development of a Site Plan Control Agreement or proposed uses. He stated that in terms of the Official Plan, the lands are designated as a living area so the multi-family dwellings and apartments do conform and as for the hotel and motel use, the property is non-conforming and there are opportunities to adjust and change it through a number of criteria. Staff are of the opinion that the proposed use is compatible with the Official Plan through the policies that allow a non-confirming use be reused similarly. He advised that C2 zoning allows hotels and multiple dwellings. He stated in terms of parking, twelve (12) apartment units would require eighteen (18) spaces and eighteen (18) hotel rooms without other public areas would also require eighteen (18) spaces.

Ms Giroux stated that Ms. Pigeau is the representative for the applicant and she has an interest in purchasing and developing this property if the zoning is passed. She stated that Hanmer is a growing community and many events happen there such as Valley East Days, mining events, baseball and hockey tournaments and there are no modern accommodations available for visitors to Hanmer. She stated that this development would fill a void in the community and help keep visitors in the Hanmer area where they would shop and dine at local businesses. She advised that they have received positive feedback through the press, social media and existing neighbours. She also presented three photos showing the potential development.

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 recommendation was presented:

PL2016-07 McIntosh/Dutrisac: THAT the City of Greater Sudbury approves the application by 7200129 Canada Inc. to amend Zoning By-law 2010-100Z with respect to lands described as PIN 73503-0527, Parcel 399 S.E.S., Parts 8 to 10, Plan 53R-13371, Lot 1, Concession 3, Township of Hanmer from “C2(28)”, General Commercial Special to an amended “C2(28)”, General Commercial Special subject to the following condition:

- a) That the amending by-law delete the automotive dealership use and add an eighteen (18) unit hotel or a twelve (12) unit multiple dwelling to the list of permitted uses in the “C2(28)” zone.

## **PUBLIC HEARINGS (CONT'D)**

**7200129 CANADA INC. – APPLICATION FOR REZONING IN ORDER TO PERMIT AN EIGHTEEN (18) UNIT HOTEL OR A TWELVE (12) UNIT MULTIPLE DWELLING AT 5980 HIGHWAY 69 NORTH, HANMER (CONT'D)**

---

**YEAS: Councillors Dutrisac, McIntosh, Reynolds, Cormier**

**CARRIED**

## **CONSENT AGENDA**

**Consent Item  
Pulled**

Consent Agenda Item C-1 was pulled and dealt with separately.

The following recommendation was presented:

PL2016-08 Reynolds/McIntosh: THAT The City of Greater Sudbury approves Planning Committee Consent Agenda Items C2 to C5.

**CARRIED**

The following are Consent Agenda Items.

## **ROUTINE MANAGEMENT REPORTS**

Item C-1 Dalron  
Construction  
Limited – Request  
for extension of  
conditional  
approval of  
rezoning  
application File  
#751-6/13-20, Paris  
Street, Sudbury

**See Page 8**

Item C-2  
Declaration of  
Surplus Land –  
Part of 663  
Municipal Road 24,  
Lively

Report dated December 22, 2015 was received from the General Manager of Assets, Citizen and Leisure Services regarding Declaration of Surplus Land – Part of 663 Municipal Road 24, Lively.

PL2016-09 McIntosh/Reynolds: THAT the City of Greater Sudbury declares surplus to the City's needs, part of 663 Municipal Road 24, Lively, legally described as part of PIN 73377-1080(LT), being part of Lot 329, Plan M-923, Township of Waters, and offers the land for sale to the abutting owner to the north 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 from the General Manager of Assets, Citizen and Leisure dated December 22, 2015.

**CARRIED**

## **ROUTINE MANAGEMENT REPORTS (CONT'D)**

Item C-3 Road Closure and Declaration of Surplus Land – Part of Lane East of Melvin Avenue, Sudbury

Report dated December 22, 2015 was received from the General Manager of Assets, Citizen and Leisure Services regarding Road Closure and Declaration of Surplus Land – Part of Lane East of Melvin Avenue, Sudbury.

PL2016-10 McIntosh/Reynolds: THAT the City of Greater Sudbury closes by by-law and declares surplus to the City's needs, part of the unopened lane east of Melvin Avenue, Sudbury, legally described as part of PIN 02130-0042(LT), part of Lots 843, 844 and 845, Plan M-100, Township of McKim, and offer the lane for sale to the abutting property owners, 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 from the General Manager of Assets, Citizen & Leisure Services dated December 22, 2015.

**CARRIED**

Item C-4 Road Closure and Declaration of Surplus Land – Part of Ethel Street, Sudbury

Report dated December 22, 2015 was received from the General Manager of Assets, Citizen and Leisure Services regarding By-law Repeal, Road Closure and Declaration of Surplus Land – Part of Ethel Street, Sudbury.

PL2016-11 McIntosh/Reynolds: THAT the City of Greater Sudbury repeals By-laws 90-106 and 90-211;

AND THAT part of Ethel Street, Sudbury, legally described as part of PIN 02129-0350(LT), part of Ethel Street, Plan M-100, City of Greater Sudbury, be closed by by-law, declared surplus to the City's needs and offered for sale to the abutting owner(s) 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 from the General Manager of Assets, Citizen and Leisure dated December 22, 2015;

AND THAT the necessary by-law or by-laws be presented.

**CARRIED**

Item C-5 By-law Repeal, Road Closure and Declaration of Surplus Lands, Parts of Rue Mance and Bloor Street, Sudbury

Report dated December 23, 2015 was received from the General Manager of Assets, Citizen and Leisure Services regarding By-law Repeal, Road Closure and Declaration of Surplus lands, Parts of Rue Mance and Bloor Street, Sudbury.

PL2016-12 McIntosh Reynolds: THAT the City of Greater Sudbury repeals By-law 3822;

AND THAT part of Rue Mance, Sudbury, legally described as PIN 02137-0044(LT), together with part of Bloor Street, Sudbury, legally described as PIN 02137-0133(LT), Plan 47-S, Township of McKim, City of Greater Sudbury, be closed by By-law, declared surplus to the City's needs and sold to the abutting owner pursuant to the procedures governing the sale of

## **ROUTINE MANAGEMENT REPORTS (CONT'D)**

Item C-5 By-law  
Repeal, Road  
Closure and  
Declaration of  
Surplus Lands,  
Parts of Rue  
Mance and Bloor  
Street, Sudbury  
(cont'd)

limited marketability surplus land as outlined in Property By-law 2008-174,  
all in accordance with the report from the General Manager of Assets,  
Citizen and Leisure dated December 23, 2015.

**CARRIED**

Item C-1 Dalron  
Construction  
Limited – Request  
for extension of  
conditional  
approval of  
rezoning  
application File  
#751-6/13-20, Paris  
Street, Sudbury

Report dated December 16, 2015 was received from the General Manager of Growth & Development regarding Dalron Construction Limited – Request for extension of conditional approval of rezoning application File # 751-6/13-20, Paris Street, Sudbury

PL2016-13 Dutrisac/McIntosh: THAT the City of Greater Sudbury approves the extension of rezoning application File # 751-6/13-20 by Dalron Construction Limited on lands described as Part of PINs 73595-0370 & 73595-0051, Part of Parcel 45795 S.E.S., Part of Part 1, Plan 53R-8269, Part 8, Plan 53R-17095 in Lot 6, Concession 1, Township of McKim for a period of one (1) year to November 26, 2016 upon payment of Council's processing fee of \$1,370.00 subject to the following condition:

a. That the conditions of approval as set out in Planning Committee Recommendation PL2013-185 be amended to delete condition d (iii).

**CARRIED**

Adjournment

McIntosh/Reynolds: THAT this meeting does now adjourn.  
Time: 7:16 p.m.

**CARRIED**

---

Tanya Thompson, Deputy City Clerk