

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

**Council Chamber
Tom Davies Square**

**Monday, March 9, 2015
Commencement: 4:30 p.m.**

COUNCILLOR LYNNE REYNOLDS IN THE CHAIR

- Present Councilors Dutrisac, McIntosh, Cormier, Reynolds, Landry-Altmann
- Staff Mark Simeoni, Acting Director of Planning Services; Keith Forrester, Real Estate Coordinator; Paul Reid, Business Development Officer, Greater Sudbury Development Corporation (GSDC); Tanya Thompson, Deputy City Clerk
- Declarations of Pecuniary Interest None declared.
- Closed Session PL2015-31 Landry-Altmann/McIntosh: That the Planning Committee meet in closed session to deal with one (1) proposed or pending acquisition or disposition of land matters;
- Sale of Vacant land – East of Belisle Drive, Valley East Industrial Park, Val Caron,
- in accordance with the Municipal Act, 2001, s.239(2).
- CARRIED**
- Recess At 4:31 p.m., the Planning Committee recessed.
- Reconvene At 5:30 p.m., the Planning Committee commenced the Open Session in the Council Chamber.

COUNCILLOR FERN CORMIER IN THE CHAIR

- Present Councilors Dutrisac, McIntosh, Reynolds, Landry-Altmann
- Staff Mark Simeoni, Acting Director of Planning Services; Eric Taylor, Manager of Development Approvals; Robert Webb, Supervisor of Development Engineering; Glen Ferguson, Mauro Manzon, Senior Planner; Tanya Thompson, Deputy City Clerk; Jody Lamarche, Audio Visual Operator; Lisa Locken, Committee 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 one (1) proposed or pending acquisition or disposition of land matters and the following recommendation emanated therefrom:

Sale of Vacant Land—Belisle Drive, Valley East Industrial Park

PL2015-32 McIntosh/Landry-Altmann: THAT the City of Greater Sudbury authorizes the sale of vacant land east of Belisle Drive, in the Valley East Industrial Park, legally described as: (1) part of PIN 73501-1888(LT) and part of PIN 73501-0248(LT), being Parts 5 and 7 on Plan 53R-20382; (2) part of PIN 73501-1888(LT) and part of PIN 73501-0248(LT), being Parts 4 and 8 on Plan 53R-20382; (3) part of PIN 73501-1888(LT) and part of PIN 73501-0248(LT), being Parts 3 and 9 on Plan 53R-20382; and (4) part of PIN 73501-1888(LT) and part of PIN 73501-0248(LT), being Parts 2 and 10 on Plan 53R-20382; all being part of Lot 8, Concession 5, Township of Blezard, City of Greater Sudbury;

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

AND THAT the net proceeds of the sales be credited to the Industrial Park Reserve Fund.

CARRIED

PUBLIC HEARINGS

APPLICATION FOR REZONING IN ORDER TO PERMIT A SECOND DWELLING UNIT WITHIN THE BASEMENT OF THE EXISTING DWELLING, 2039 BERTHIAUME STREET, CHELMSFORD - ALAIN & DOMINIQUE MARTEL

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

Report dated February 23, 2015 from the Acting General Manager of Growth & Development regarding Application for rezoning in order to permit a second dwelling unit within the basement of the existing dwelling, 2039 Berthiaume Street, Chelmsford – Alain & Dominique Martel

Alain & Dominique Martel, the applicants, were present.

Glen Ferguson, Senior Planner outlined the application to the Committee.

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.

PUBLIC HEARINGS (Cont'd)

**APPLICATION FOR REZONING IN ORDER TO PERMIT A SECOND DWELLING UNIT
WITHIN THE BASEMENT OF THE EXISTING DWELLING, 2039 BERTHIAUME STREET,
CHELMSFORD - ALAIN & DOMINIQUE MARTEL (Cont'd)**

The following recommendation was presented:

PL2015-33 Reynolds/McIntosh: THAT the City of Greater Sudbury approves the application by Alain & Dominique Martel to amend Zoning By-law 2010-100Z to change the zoning classification from "R1-5", Low Density Residential One to "R2-1", Low Density Residential Two in order to permit a second dwelling unit within the basement of the existing single-detached dwelling on those lands described as PIN 73347-1195, Parcel 16282 S.W.S., Lot 18, Plan M-393, Lot 11, Concession 3, Township of Rayside subject to the following condition:

1. That the owner obtain a building permit for the additional basement dwelling unit to the satisfaction of the Chief Building Official prior to the passing of an amending zoning by-law.

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

CARRIED

**APPLICATION FOR REZONING IN ORDER TO PERMIT A SEMI-DETACHED DWELLING,
315 ST. ONGE STREET, CHELMSFORD - GUY LAMARCHE**

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

Report dated February 23, 2015 from the Acting General Manager of Growth and Development regarding an application for rezoning in order to permit a semi-detached dwelling, 315 St. Onge Street, Chelmsford - Guy Lamarche.

Guy Lamarche, the applicant, was present.

Letter of concern from area resident, Allan MacDonald was distributed.

Glen Ferguson, Senior Planner, outlined the application to the Committee.

Eric Taylor, Manager of Development Approvals, stated that approval of this application does not specifically tie the applicant to the design he originally presented. He informed the applicant provided some ideas of what he was looking to build with their submission, however if the Committee wanted to impose the maximum number of stories that the developer could build, this could be added to the recommendation as an amendment. He stated that the current zoning is for R2-2, which allows for single-detached, semi-detached or a duplex home only. He also stated that the setbacks the applicant are proposing is a 1.2 m setback which would be for single story home and a 1.8 m setback for two story home.

PUBLIC HEARINGS (Cont'd)
APPLICATION FOR REZONING IN ORDER TO PERMIT A SEMI-DETACHED DWELLING,
315 ST. ONGE STREET, CHELMSFORD - GUY LAMARCHE (Cont'd)

Mr. Lamarche stated he is satisfied with what the committee is proposing and is agreeable to a one story building which would have a basement and only have two apartments. He stated that it will be built to be handicap accessible, which he has done previously with another project, which included 36 inch doors to help out people in wheelchairs.

Eric Taylor, Manager of Development Approvals, stated that making the dwelling accessible is not a requirement of the application and if they would like to they can do this and it would be allowed under the Ontario Building Code.

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:

PL2015-34 McIntosh/Landry-Altmann: THAT the City of Greater Sudbury approves the application by Guy Lamarche to amend Zoning By-law 2010-100Z to change the zoning classification from "R1-5", Low Density Residential One to "R2-2", Low Density Residential Two in order to permit a semi-detached dwelling on those lands described as PIN 73349-1317, Part of Parcel 14801 S.W.S., Part of Lot 88, Plan M-436, Parts 1 to 3, Plan 53R-20388, Lot 3, Concession 3, Township of Balfour.

1. That the amending by-law for the lands to be zoned R2-2 include the following site specific provision:
 - a. The maximum building height for the dwelling shall be one (1) storey

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

CARRIED

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

PUBLIC HEARINGS (Cont'd)

APPLICATIONS FOR REZONING AND PLAN OF SUBDIVISION APPROVAL IN ORDER TO CREATE 131 LOTS FOR SINGLE RESIDENTIAL USE, 24 LOTS FOR DOUBLE RESIDENTIAL USE AND 8 LOTS FOR MEDIUM DENSITY RESIDENTIAL USE, ERRINGTON AVENUE, CHELMSFORD – BAIKINSON LAND CORPORATION

Report dated February 23, 2015 was received from the Acting General Manager of Growth and Development regarding applications for rezoning and plan of subdivision approval in order to create 131 lots for single residential use, 24 lots for double residential use and 8 lots for medium density residential use, Errington Avenue, Chelmsford – Baikinson Land Corporation

Barry Kindrat , President of Baikinson Land Corporation, the applicant, was present. Dave Dorland, D.S. Dorland Ltd., and Candice Green, R.V. Anderson Ltd., agents of the applicant were present.

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

Mauro Manzon, Senior Planner, stated that the property to the east is currently zoned as a commercial development, which has a dwelling as well as a landing strip. He informed that if those lands were ever to be developed it would provide a common road connection for the subdivision. He stated the roads department has made recommendations as to where through roads should be located and it's generally felt that cul-de-sacs be implemented where they are absolutely necessary.

Eric Taylor, Manager of Development Approvals, stated the City does try to minimize the number of cul-de-sacs they approve and has spoken with the owner regarding this matter. They have also discussed various road connections and how they are able to accommodate them in this development. He stated that there is a drainage block in the most southeasterly part of plan but not a walkway. He informed that a walkway through to Errington Street would be the City's preference as this can accommodate pedestrian traffic. He informed that the recommendation coming from roads section was to have through road but if the Committee would like a walkway, they could amend the recommendation.

Rob Webb, Supervisor of Development Engineering, stated that there are drainage ditches currently installed to drain the subdivision. He informed that there are a normal amount of drainage in the area, there is not a babbling brook.

Eric Taylor, Manager of Development Approvals, stated the 10 metre width set aside for the drainage block would be reviewed after the engineering design was submitted and the actual design of the infrastructure would require the 10 metre width. He stated that #4 in recommendation #2, regarding the owner having completed all major outstanding infrastructure deficiencies was added in anticipation of this clause being passed at the next council meeting which is on March 31st, 2015. These clauses will become standard on all plans once passed by the Council and all draft plans will be amended to include them. He stated that item 21, located on page 30, of the recommendation, "The owner shall complete a stormwater master plan and lot grading plan for the complete draft

PUBLIC HEARINGS (Cont'd)

APPLICATIONS FOR REZONING AND PLAN OF SUBDIVISION APPROVAL IN ORDER TO CREATE 131 LOTS FOR SINGLE RESIDENTIAL USE, 24 LOTS FOR DOUBLE RESIDENTIAL USE AND 8 LOTS FOR MEDIUM DENSITY RESIDENTIAL USE, ERRINGTON AVENUE, CHELMSFORD – BAIKINSON LAND CORPORATION (Cont'd)

subdivision plan prior to the submission of engineering drawings for the first phase of the subdivision,” are conditions that must be met. He informed that Marquis Park has a separate draft plan which is unique so the conditions are different.

Mauro Manzon, Senior Planner, stated a stormwater master plan is not prevalent to all draft plan subdivisions but in this particular subdivision there are municipal drains being replaced that traverse the land. He stated that after the master drainage plan is reviewed there may be some new storm sewers therefore the City wants to make sure that stormwater plan is engineered properly.

Rob Webb, Supervisor of Development Engineering, stated that the temporary drainage outlet would have open ditches through the developer’s undeveloped land and the subdivision would have urban plans which would include storm sewers. He advised the applicants would be required to provide a Geotechnical report to provide factual information.

Eric Taylor, Manager of Development Approvals, stated the Traffic Impact Study was completed in May 2013.

Maura Manzon, Senior Planner stated a public consultation was held on October 2, 2014. He informed the urban collector standard indicates a sidewalk on both sides of the road in a subdivision and Errington Street, south of Hwy 144 is designated as a local road.

Rob Webb, Supervisor of Development Engineering, stated that it is his understanding that Greater Sudbury Hydro currently uses LED streetlights when installing, however the committee could add this to the recommendation.

Mr. Dorland stated they have met with staff with respect to some of the conditions that differ slightly from the draft plan submitted which are reflected in the recommendations. In general, they are satisfied with the staff plan recommendations. He realizes there are some alternatives the planning committee may add and the provision of some R3 lots is important, as there is a shortage of apartment sized buildings in the Chelmsford area. Providing some R3 single story residential lots so seniors can stay in the community with their families without having to own a single-family dwelling. He stated that the petition signed by 11 people was signed prior to the public hearing. He informed that most of the people at the meeting did not want high rises and multi-story apartment buildings in their neighborhood but by the end of the meeting they were satisfied that the R3 single story residential complex scheduled for the northwest part of the subdivision. Which are set out very clearly in the density that is permitted by those lots and also the zoning by-law, single-story permitted uses, which should give the committee comfort that the comments and concerns by petitioners have been addressed. He stated there is a real need for this type of housing in the Chelmsford / Azilda area. He stated the issue of the cul-de-

PUBLIC HEARINGS (Cont'd)

APPLICATIONS FOR REZONING AND PLAN OF SUBDIVISION APPROVAL IN ORDER TO CREATE 131 LOTS FOR SINGLE RESIDENTIAL USE, 24 LOTS FOR DOUBLE RESIDENTIAL USE AND 8 LOTS FOR MEDIUM DENSITY RESIDENTIAL USE, ERRINGTON AVENUE, CHELMSFORD – BAIKINSON LAND CORPORATION (Cont'd)

sac on Crystal Street is part of their design and is of the former pattern of development in the Chelmsford area and understands that snow removal is an issue, and roads departments does not want to see too many cul-de-sacs, however they do form a community. He stated that after a discussion with staff, they advised they would not have a problem with changing the recommendation that Crystal Street be connected to Errington Street, however there are a number of entrances already in the plan and are amiable to the idea of a walkway. He stated that the primary answer to concerns about the multi-family dwelling is to note that the lots are very deep on both Albert Street and Errington Street, each are 55 or 60 metres deep which provide quite a bit of room for the backyard. He stated that this does not seem to be a great concern to the area residents and the tradeoff to provide accommodations verses the concerns of the neighbors have been addressed in a couple of ways. Lots 100 and 107 are going to be left as R1 lots which will be listed for sale and zoned as such. Lots 106 to 101 are R3 lots and on the other side of the street there are R2 lots. He stated the density designation is very low, down in the 20s. He informed that Lots 8 and 9 are subject to a sightline control agreement which will provide fencing and landscaping.

Mr. Kindrat stated that they have toned down lots 101 to 106 and took the density right down to a real comfortable level, made the structure one story, so they are not hovering over houses that back on to on Errington Street. He stated they have been specifically designed for seniors as they are bungalows with no basements, four (4) in a row, all bricked, attached single car garage, small back yard, and 1200 square feet. He informed that they will be rental units for the most part and they are the type of unit you would like to see your grandma in or someone in the family that cannot go up and down the stairs. He stated they were designed to suit the surrounding neighborhood and are a smart design. He informed that this is a win-win situation for everyone and the lot sizes in this development will be basically the same size.

Mr. Dorland stated Marquis Park starts at Laura Drive and some of the lots are on a curve where the corner lots have to be wider also.

Ms. Green stated the lots in this development are about 18 to 20 metres where the average lot in Sudbury is 15 metres. She stated the depth of the lots in this subdivision will be between 30 and 40 metres deep.

Mr. Kindrat stated they are not considered estate lots and if this was a development in new Sudbury the lots would be 50 ft wide. He informed that the market in Chelmsford requires a larger lot and they could have made them 50 feet wide and crammed more houses in there but they wanted to make this an upscale subdivision and made the lots 60 feet wide.

Mr. Dorland stated Lot 1 and Lot 107 are zoned R1. He stated that as for the parks and recreation concerns, the City has asked for cash in lieu and just to the east of lot 4 there is land that has been dedicated for parkland. He informed that the Parks department felt

PUBLIC HEARINGS (Cont'd)

APPLICATIONS FOR REZONING AND PLAN OF SUBDIVISION APPROVAL IN ORDER TO CREATE 131 LOTS FOR SINGLE RESIDENTIAL USE, 24 LOTS FOR DOUBLE RESIDENTIAL USE AND 8 LOTS FOR MEDIUM DENSITY RESIDENTIAL USE, ERRINGTON AVENUE, CHELMSFORD – BAIKINSON LAND CORPORATION (Cont'd)

that this facility combined with the green land that has been approved for the subdivision on the opposite side of Errington Street, would provide enough green space for residents. He stated that with respect to walkways you can get anywhere in the subdivision without walking too far around.

Ms. Green stated that they were waiting for staff recommendations regarding parkland, which is typically 5 percent in this type of subdivision. . She stated in regards to walkways, they felt that the lot fabric provided access to walk around the subdivision and if the Committee did stay with the plan for a cul-de-sac on Crystal Street, they would be amiable to adding a walkway.

Mauro Manzon, Senior Planner, stated the Roads Department wanted a through connection to Crystal Street and it is the City's preference to eliminate cul-de-sacs wherever possible, due to issues with snow removal, parking on street, and driveway widths.

Eric Taylor, Manager of Development Approvals, stated the Committee can change any recommendations with regards to the cul-de-sac and staff would work with this. He informed that this subdivision is proposed to have sidewalks on all of the local streets, with the exception of east-west Ruby Street, which would have sidewalks on both sides. The north-south side of Laura Street would have sidewalks on both sides, and the remaining streets would have sidewalks on one side.

Rob Webb, Supervisor of Development Engineering, stated that they do not know the exact age or capacity of the Lavalley drain, however there was a ditch system and a pond constructed in the last two years, which was designed by a drainage engineer.

Ms. Green stated that Mr. Kindrat contributed money for construction of the pond for the Marquis Subdivision and this subdivision development.

Eric Taylor, Manager of Development Approvals, stated there have been subdivisions that have been approved with cul-de-sacs, however they try to limit these designs. He stated that some properties have limitations such as topography, flood plains, rock outcrops and other issues that make it challenging to provide a continuous street system, and in those cases they have accepted a design with cul-de-sacs. He informed that in this particular development the property is very flat, therefore there are no constraints.

Mark Simeioni, Acting Director of Planning Services, advised that the approval of subdivisions and planning designs is conditional to road designs, sidewalks and park space and is based on the density of the area. He stated municipalities can receive additional benefits if there is an increase in density.

PUBLIC HEARINGS (Cont'd)

**APPLICATIONS FOR REZONING AND PLAN OF SUBDIVISION APPROVAL IN ORDER TO
CREATE 131 LOTS FOR SINGLE RESIDENTIAL USE, 24 LOTS FOR DOUBLE
RESIDENTIAL USE AND 8 LOTS FOR MEDIUM DENSITY RESIDENTIAL USE, ERRINGTON
AVENUE, CHELMSFORD – BAIKINSON LAND CORPORATION**

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

The following recommendations were presented:

PL2015-35 Reynolds/McIntosh: THAT the City of Greater Sudbury approves the application by Baikinson Land Corporation to amend Zoning By-law 2010-100Z by changing the zoning classification from "FD", Future Development to "R1-5", Low Density Residential One, "R2-2", Low Density Residential Two and "R3(S)", Medium Density Residential Special on those lands described as PINs 73348-0611 & 73348-0644 in Lot 2, Concession 2, Township of Balfour, subject to the following conditions:

1. That the owner provide the Development Approvals Section with a registered survey plan outlining the lands to be rezoned to enable the preparation of an amending zoning by-law.
2. That the lands on the draft plan of subdivision be rezoned as follows:
 - i) Lots 101 to 106 be zoned as "R3.D30(S)", Medium Density Residential Special;
 - ii) Lots 8 and 9 be zoned as "R3.D40(S)", Medium Density Residential Special; and,
 - iii) Lots 1 and 107 be zoned as "R1-5", Low Density Residential One.
3. That the amending by-law for the lands to be zoned R3 Special include the following site-specific provisions:
 - i) The only permitted uses shall be single detached dwellings, duplex dwellings, semi-detached dwellings, row dwellings and related accessory uses; and,
 - ii) The maximum building height for row dwellings shall be one (1) storey.

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

CARRIED

PL2015-36 Reynolds/McIntosh: THAT the City of Greater Sudbury's delegated official be directed to issue the draft approval for the subject subdivision not sooner than 14 days following the date of the public meeting in accordance with the requirements of Section 51 (20) of the Planning Act, and subject to the following conditions:

PUBLIC HEARINGS (Cont'd)

**APPLICATIONS FOR REZONING AND PLAN OF SUBDIVISION APPROVAL IN ORDER TO
CREATE 131 LOTS FOR SINGLE RESIDENTIAL USE, 24 LOTS FOR DOUBLE
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AVENUE, CHELMSFORD – BAIKINSON LAND CORPORATION (Cont'd)**

1. That this draft approval applies to the draft plan of subdivision of PINs 73348-0611 & 73348-0644 in Lot 2, Concession 2, Township of Balfour, as shown on a plan of subdivision prepared by D.S. Dorland, O.L.S., and dated August 12, 2014.

2. That the final plan to be submitted for registration shall be revised to the satisfaction of the Director of Planning Services as follows:

a) Rubydale Street be extended to the easterly boundary of the plan;

b) Ironstone Avenue between Lots 40 and 41 be incorporated into the residential lotting of the plan;

c) That a walkway block to the satisfaction of the Director of Planning be provided between Errington Avenue and Crystal Street;

d) Laura Drive be extended to the southerly boundary of the plan in the vicinity of Lot 50 and the adjacent lotting be revised;

e) The intersection of Rubydale Street and Laura Drive be aligned at 90 degrees;

f) The north end of Jade Street be realigned to provide sufficient queuing distance on Jade Street perpendicular to Rubydale Street;

g) Block 164 be revised to a minimum width of 10 metres as a drainage block in the vicinity of Lots 48 and 49 to accommodate the conveyance of the 100 Year Storm to the outlet of Drain F of the Lavallee Municipal Drain. The stormwater outlet infrastructure and location of the drainage block shall be to the satisfaction of the General Manager of Infrastructure Services.

3. Final approval for registration may be issued in phases to the satisfaction of the Director of Planning 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.

PUBLIC HEARINGS (Cont'd)

**APPLICATIONS FOR REZONING AND PLAN OF SUBDIVISION APPROVAL IN ORDER TO
CREATE 131 LOTS FOR SINGLE RESIDENTIAL USE, 24 LOTS FOR DOUBLE
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AVENUE, CHELMSFORD – BAIKINSON LAND CORPORATION (Cont'd)**

4. 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 Development and the General Manager of Infrastructure Services.

5. That the street(s) shall be named to the satisfaction of the Municipality.

6. That any dead-ends or open sides of road allowances created by this plan of subdivision shall be terminated in 0.3 metre reserves, 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.

7. 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.

8. That the subdivision agreement be registered by the Municipality against the land to which it applies, prior to any encumbrances.

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

10. 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, watermains, storm sewers and surface drainage facilities.

11. That the subdivision agreement contain provisions whereby the owner agrees that all the requirements of the subdivision agreement including installation of required services be completed within 3 years after registration.

12. Draft approval does not guarantee an allocation of sewer or water capacity. Prior to the signing of the final plan, the Director of Planning Services is to be advised by the General Manager of Infrastructure Services that sufficient sewage treatment capacity and water capacity exist to service the development.

13. That this draft approval shall lapse 3 years from the date of the draft approval.

PUBLIC HEARINGS (Cont'd)

**APPLICATIONS FOR REZONING AND PLAN OF SUBDIVISION APPROVAL IN ORDER TO
CREATE 131 LOTS FOR SINGLE RESIDENTIAL USE, 24 LOTS FOR DOUBLE
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AVENUE, CHELMSFORD – BAIKINSON LAND CORPORATION (Cont'd)**

14. The final plan shall be integrated with the City of Greater Sudbury Control Network to the satisfaction of the Coordinator of the Surveying and Mapping Services. The survey shall be referenced to NAD83(CSRS) with grid coordinates expressed in UTM Zone 17 projection and connected to two (2) nearby City of Greater Sudbury Control Network monuments. The survey plan must be submitted in an AutoCAD compatible digital format. The submission shall be the final plan in content, form and format and properly geo-referenced.

15. That 5% cash in lieu of parkland be paid to the City of Greater Sudbury in accordance with Section 51.1 (3) of the Planning Act to the satisfaction of the Director of Leisure Services.

16. Prior to any site alteration or construction on the subject lands, the owner shall demonstrate to the satisfaction of the Director of Planning Services that all requirements set out by the Ministry of Natural Resources under the Endangered Species Act have been satisfied.

17. The owner shall revise the Traffic Impact Study to the satisfaction of the Director of Roads and Transportation to address the following:

- Discrepancies between the impact study and the draft approved plan related to the total number of dwelling units and the proposed road network;
- Analyze the connection to Laura Drive; and,
- Review the phasing of the development to ensure that road connections are made in a manner that balances traffic volumes within the existing neighborhood.

18. That Laura Drive and Rubydale Street be constructed to an urban collector standard.

19. That the owner be required to upgrade Errington Avenue from the south limit of the subject property to Rubydale Street to an urban collector standard complete with a sidewalk along the west side.

20. In accordance with the Lavallee Municipal Drain Engineer's Report, the stormwater drainage, including major storm overland flow for the subject subdivision, is to be conveyed to the southeast corner of the subdivision lands to outlet to the Lavallee Municipal Drain. The subdivision lot grading plan shall reflect the required grade.

21. The owner shall complete a stormwater master plan and lot grading plan for the complete draft subdivision plan prior to the submission of engineering drawings for the first phase of the subdivision.

PUBLIC HEARINGS (Cont'd)

**APPLICATIONS FOR REZONING AND PLAN OF SUBDIVISION APPROVAL IN ORDER TO
CREATE 131 LOTS FOR SINGLE RESIDENTIAL USE, 24 LOTS FOR DOUBLE
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AVENUE, CHELMSFORD – BAIKINSON LAND CORPORATION (Cont'd)**

22. The owner shall provide engineered temporary drainage channel outlets to the Lavallee Municipal Drain to accommodate for subdivision phasing to the satisfaction of General Manager of Infrastructure Services.

23. The owner shall have the filling of all existing Castonguay Municipal Drain channels designed, supervised and certified by a geotechnical engineer, registered in the Province of Ontario.

24. The owner shall provide a storm sewer outlet, at his/her cost, for the existing ditches and drainage area of St. Albert Street.

25. Prior to the submission of servicing plans, the owner shall provide an updated geotechnical report prepared, signed, sealed, and dated by a geotechnical engineer licensed in the Province of Ontario to the satisfaction of the Director of Planning Services. 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 any proposed storm and sanitary sewers, stormwater management facilities, watermain, roads to a 20-year design life, the mass filling of land, surface drainage works, erosion control, slope stability, slope treatment, building foundations, and migration of groundwater along the former ditch bed. Included in this report must be details regarding the removal of substandard soils (if any) and placement of engineered fill (if required) for the construction of homes. Also, the report must include an analysis illustrating how the groundwater table will be lowered to a level that will not cause problems to adjacent boundary housing and will, in conjunction with the subdivision grading plan, show that basements of new homes will not require extensive foundation drainage pumping. The geotechnical information on building foundations shall be to the satisfaction of the Chief Building Official and Director of Planning Services.

26. All streets will be constructed to an urban standard, including the required curbs and gutters and sidewalks.

27. 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 new houses, retaining walls, side yards, 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 and show the stormwater overland flow path.

28. The owner agrees to provide the required soils report, water, sanitary sewer and lot grading master planning reports and plans to the Director of Planning Services prior to the submission of servicing plans for any phase of the subdivision.

PUBLIC HEARINGS (Cont'd)

APPLICATIONS FOR REZONING AND PLAN OF SUBDIVISION APPROVAL IN ORDER TO CREATE 131 LOTS FOR SINGLE RESIDENTIAL USE, 24 LOTS FOR DOUBLE RESIDENTIAL USE AND 8 LOTS FOR MEDIUM DENSITY RESIDENTIAL USE, ERRINGTON AVENUE, CHELMSFORD – BAIKINSON LAND CORPORATION (Cont'd)

29. The owner shall develop a siltation control plan for the subdivision construction period to the satisfaction of the Director of Planning Services and Conservation Sudbury (Nickel District Conservation Authority).

30. Any streetlights required for this subdivision will LED lights and be designed and constructed by Greater Sudbury Hydro Plus Inc. at the cost of the owner.

31. As part of the submission of servicing plans, the owner shall have 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.

32. The owner shall provide a utilities servicing plan showing the location of all utilities including City services, Greater Sudbury Hydro, Hydro One, Bell, Union Gas, and Eastlink. This plan must be to the satisfaction of the Director of Planning Services and must be provided prior to construction for any individual phase.

33. 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.

34. 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 collection system to service this subdivision will be borne totally by the owner.

35. The owner shall agree in an agreement with the City to be registered on title, to include in all Agreements of Purchase and Sale wording informing the purchasers of Lots 31 to 49 as shown on the draft plan that the lot backs onto lands containing a private aerodrome and that activities related to the aerodrome including the taking-off and landing of aircraft may result in noise from time to time which may affect the enjoyment of their property.

36. That the stormwater master plan and lot grading plan be reviewed and approved by Conservation Sudbury (Nickel District Conservation Authority).

37. That prior to the signing of the final plan, the owner shall satisfy Canada Post with respect to mail delivery facilities for the site.

PUBLIC HEARINGS (Cont'd)

**APPLICATIONS FOR REZONING AND PLAN OF SUBDIVISION APPROVAL IN ORDER TO
CREATE 131 LOTS FOR SINGLE RESIDENTIAL USE, 24 LOTS FOR DOUBLE
RESIDENTIAL USE AND 8 LOTS FOR MEDIUM DENSITY RESIDENTIAL USE, ERRINGTON
AVENUE, CHELMSFORD – BAIKINSON LAND CORPORATION (Cont'd)**

38. A soils report prepared by a qualified geotechnical professional shall be submitted for review to the satisfaction of the Chief Building Official documenting construction parameters for the residential structures such as soil bearing capacity, frost cover for foundations and groundwater table characteristics effecting sub-soil foundation drainage and sump pump design.

39. The development shall require a Subdivision Agreement and during that process, based on anticipated quantities of removal of rock through blasting, the following conditions will be imposed:

- a) The owner/developer will be required to provide a geotechnical report on how the work related to blasting shall be undertaken safely to protect adjoining structures and other infrastructure. The geotechnical report shall be undertaken by a blasting consultant defined as a professional engineer licensed in the Province of Ontario with a minimum of five (5) years experience related to blasting.
- b) The blasting consultant shall be retained by the developer and shall be independent of the contractor and any subcontractor doing blasting work. The blasting consultant shall be required to complete specified monitoring recommended in the report of vibration levels and provide a report detailing those recorded vibration levels. Copies of the recorded ground vibration documents shall be provided to the contractor and contract administration weekly or upon request for this specific project.
- c) The geotechnical report will provide recommendations and specifications on the following activity as a minimum but not limited to:
 - Pre-blast survey of surface structures and infrastructure within affected area;
 - Trial blast activities;
 - Procedures during blasting;
 - Procedures for addressing blasting damage complaints;
 - Blast notification mechanism to adjoining residences; and,
 - Structural stability of exposed rock faces.
- c) The above report shall be submitted for review to the satisfaction of the Chief Building Official prior to the commencement of any removal of rock by blasting.
- e) Should the owner/developer's schedule require to commence blasting and rock removal prior to the Subdivision Agreement having been signed, a site alteration permit shall be required under the City of Greater Sudbury's By-law #2009-170 and shall require similar geotechnical report as a minimum prior to its issuance.

**YEAS: Councilors Dutrisac, McIntosh, Cormier, Reynolds, Landry-Altman,
Cormier**

CARRIED

CONSENT AGENDA

Consent Item Pulled Consent Agenda Item C-1 (Extension to Draft Plan of Subdivision Approval, Willow Ridge Estates Subdivision – Dalron Construction) was pulled and dealt with separately.

The following recommendation was presented:

PL2015-37 Landry-Altmann/Dutrisac: THAT the City of Greater Sudbury approves Planning Committee Consent Agenda Item C-2 to C-3.

CARRIED

The following are the Consent Agenda Items.

ROUTINE MANAGEMENT REPORTS

Item C-1 See Page 17
Consent for
Extension to Draft
Plan of Subdivision
Approval, Willow
Ridge Estates
Subdivision - Dalron
Construction

Item C-2 Report dated February 20, 2015 from the Acting General Manager of
Consent for Growth & Development regarding Proposed Telecommunications Tower,
Proposed 2565 Kingsway Boulevard, City of Greater Sudbury – Bell Mobility.
Telecommunications
Tower, 2565

Kingsway
Boulevard, City of
Greater Sudbury -
Bell Mobility

PL2015-38 Reynolds/Dutrisac: THAT the City of Greater Sudbury advise Industry Canada that they concur with the issuance of a licence for the development of a 35 metre high self support telecommunications tower at PIN 73576-0054, Parcel 45812, Parts 1 to 6, Plan 53R-9088, Township of Neelon, 2565 Kingsway Boulevard, City of Greater Sudbury by Bell Mobility.

CARRIED

Item C-3 Report dated February 18, 2015 from the Acting General Manager of
Consent for Growth & Development regarding Declaration of Surplus Lands – 213-215
Declaration of Sixth Avenue, Lively.
Surplus Lands - 213-
215 Sixth Avenue,
Lively

PL2015-39 Landry-Altmann/Dutrisac: THAT the City of Greater Sudbury retain the parkland at 213-215 Sixth Avenue, Lively, legally described as PIN 73377-1299 and 1300 (LT), Lots 101 and 102, Plan M-922, Township of Waters, City of Greater Sudbury commonly known as 'Lively Playground' in its entirety, all in accordance with the report from the Acting General Manager of Growth and Development dated February 18th, 2015.

CARRIED

Item C-1
Consent for
Extension to Draft
Plan of Subdivision
Approval, Willow
Ridge Estates
Subdivision - Dalron
Construction

Report dated February 20, 2015 from the Acting General Manager of Growth & Development regarding Extension to Draft Plan of Subdivision Approval, Willow Ridge Estates Subdivision—Dalron Construction.

PL2015-40 Dutrisac/Landry-Altmann: That the City of Greater Sudbury upon the payment of the processing fee of \$1,993.00 prior to April 23, 2015 lapsing date, amend the conditions of draft approval of plan of subdivision on Part of Parcel 47429 S.E.S. and Parts 4 and 5, Plan 53R-17363, Lots 3 and 4, Concession 6, Township of Broder, Greater City of Sudbury, File 780-6/02006, as follows:

a) By deleting in Conditions 13, 16, 24, 25, 26, 27, 28, 29 and 33 all references to “General Manager of Public Works” and replacing it with “General Manager of Infrastructure Services.”

b) By deleting Condition #23 and replacing it with the following:

“23. The City’s Algonquin Road Watershed Management Study determined that off-site improvement works are required as a result of this development, the owner will be required to cost share in the implementation of said works.”

c) By deleting in Conditions 24, 32 and 33 all references to the “Economic Development and Planning Services Department” and replacing it with “Planning Services Division”.

d) By deleting Condition #31 and replacing it with the following:

“31. That this draft approval shall lapse on April 23, 2018.”

e) By deleting in Condition #32, reference to Conditions #10, #12, #13, #15, #19, #20, #23, #24, #25 and #27.

f) By adding in Condition #32, reference to Condition “#40”.

g) By adding in Condition #40, the following words “agree in the subdivision agreement” after the words, “That the owner”.

h) By adding Condition #41:

“41. The owners/applicants shall, to the satisfaction of the Director of Planning Services, demonstrate that the Sudbury District Ontario Ministry of Natural Resources and Forestry has been contacted and that all requirements set out by the Ontario Ministry of Natural Resources and

Item C-1
Consent for
Extension to Draft
Plan of Subdivision
Approval, Willow
Ridge Estates
Subdivision - Dalron
Construction
(Cont'd)

Forestry under the Endangered Species Act have been met prior to any site alteration or construction taking place on the subject lands.”

CARRIED

Adjournment

Landry-Altmann/Dutrisac: THAT this meeting does now adjourn.
Time: 8:19 p.m.

CARRIED

TANYA THOMPSON, DEPUTY CITY CLERK