

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

Council Chamber
Tom Davies Square

Monday, January 12, 2015
Commencement: 3:35 p.m.

TANYA THOMPSON, DEPUTY CITY CLERK, IN THE CHAIR

Present

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

Councillors Lapierre, Sizer

Staff

Paul Baskcomb, Acting General Manager of Growth & Development; Mark Simeoni, Acting Director of Planning Services; Eric Taylor, Manager of Development Approvals; Robert Webb, Supervisor of Development Engineering; Keith Forrester, Real Estate Coordinator; Tanya Thompson, Deputy City Clerk; Jody Lamarche, Audio Visual Operator; Liz Collin, Committee Assistant

Declarations of
Pecuniary Interest

None declared.

APPOINTMENT OF CHAIR AND VICE-CHAIR – PLANNING COMMITTEE

Item 1
Appointment of
Committee Chair
and Vice-Chair

Report dated December 3, 2014 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

NOMINEE

Councillor McIntosh

Councillor Cormier

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

NOMINATOR

NOMINEE

Councillor Cormier

Councillor Reynolds

Nominations were closed.

The following recommendation was presented:

PL2015- 01 McIntosh/Landry-Altman: THAT Councillor Cormier be appointed as Chair and Councillor Reynolds be appointed as Vice-Chair of the Planning Committee for the term ending December 31, 2015.

CARRIED

COUNCILLOR FERN CORMIER IN THE CHAIR

PRESENTATIONS

Planning Committee Orientation

Paul Baskcomb, Acting General Manager of Growth and Development introduced the electronic presentation regarding the Planning Committee Orientation. He introduced the Planning Services Division, described land use planning, explained the Legislative Framework and the Authorities the municipality has and does not have.

Mark Simeoni, Acting Director of Planning Services, continued the electronic presentation regarding Planning Committee Orientation. He described the various tools used in the planning process.

Eric Taylor, Manager of Development Approvals, continued the electronic presentation regarding Planning Committee Orientation. He explained how the planning approval process works.

Recess

At 5:03 p.m. the Planning Committee recessed.

Reconvene

At 5:33 p.m. the Planning Committee reconvened in Council Chamber.

PRESENTATIONS (CONT'D)

Planning Committee Orientation (cont'd)

Eric Taylor, Manager of Development Approvals, continued the electronic presentation regarding Planning Committee Orientation. He explained how a Planning Committee meeting works and how Planning Committee is also responsible for real estate matters and property acquisitions or sales.

PUBLIC HEARINGS

APPLICATION FOR TEMPORARY USE BY-LAW IN ORDER TO PERMIT A GARDEN SUITE FOR A MAXIMUM OF TEN (10) YEARS, 1776 DOMINION DRIVE, HANMER – CHRIS & LORETTA MENARD

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

Report dated December 17, 2014 was received from the Acting General Manager of Growth and Development regarding an Application for temporary use by-law in order to permit a garden suite for a maximum of ten (10) years, 1776 Dominion Drive, Hanmer – Chris & Loretta Menard.

Loretta Menard, the applicant, was present.

The Manager of Development Approvals outlined the application to the Committee.

Ms. Menard stated that she believes attaching a garden suite septic system to the existing septic system is permitted.

PUBLIC HEARINGS (CONT'D)

APPLICATION FOR TEMPORARY USE BY-LAW IN ORDER TO PERMIT A GARDEN SUITE FOR A MAXIMUM OF TEN (10) YEARS, 1776 DOMINION DRIVE, HANMER – CHRIS & LORETTA MENARD (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 recommendation was presented:

PL2015-02 McIntosh/Landry-Altman: THAT the City of Greater Sudbury approve the application by Chris & Loretta Menard to amend Zoning By-law 2010-100Z with respect to lands described as PIN 73505-0617, Parcel 261 S.E.S., Lot 7, Concession 2, Township of Hanmer, in order to permit a garden suite in accordance with Section 39 of the Planning Act for a temporary period of ten (10) years.

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

CARRIED

APPLICATION FOR REZONING IN ORDER TO PERMIT THE CURRENT DUPLEX AND THE CREATION OF ONE (1) ADDITIONAL LOT FOR A NEW DUPLEX, 4541 DENNIE STREET, HANMER - MITCHELL CHENIER & JACQUES SONIER

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

Report dated December 17, 2014 was received from the Acting General Manager of Growth and Development regarding an application for rezoning in order to permit the current duplex and the creation of one (1) additional lot for a new duplex, 4541 Dennie Street, Hanmer - Mitchell Chenier & Jacques Sonier.

Jacques Sonier, the applicant, was present.

The Manager of Development Approvals outlined the application to the Committee.

Mr. Sonier informed that he is rezoning the property as the property has never been used for commercial use and has always been used for residential. He also stated that there would not be enough frontage after the creation of the additional lot to support the commercial use designation.

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 THE CURRENT DUPLEX AND THE CREATION OF ONE (1) ADDITIONAL LOT FOR A NEW DUPLEX, 4541 DENNIE STREET, HANMER - MITCHELL CHENIER & JACQUES SONIER (CONT'D)

The following recommendation was presented:

PL2015-03 McIntosh/Landry-Altman: THAT the City of Greater Sudbury approve the application by Mitchell Chenier & Jacques Sonier to amend Zoning By-law 2010-100Z by changing the zoning classification from "C2", General Commercial to "R2-1(S)", Low Density Residential Two Special on those lands described as PIN 73503-1237, Parcel 19464 S.E.S., Lot 16, Plan M-232, Lot 1, Concession 2, Township of Hanmer, subject to the following condition:

- a. That the minimum lot area per duplex dwelling unit shall be 229 m².

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

CARRIED

APPLICATION FOR REZONING IN ORDER TO PERMIT A SECOND DWELLING UNIT WITHIN THE EXISTING SINGLE-DETACHED DWELLING, 3376 HIGHWAY 69 NORTH, VAL CARON – ANTHONY & LORI SCARR

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

Report dated December 17, 2014 was received from the Acting General Manager of Growth and Development regarding an Application for rezoning in order to permit a second dwelling unit within the existing single-detached dwelling, 3376 Highway 69 North, Val Caron – Anthony & Lori Scarr.

Letter of opposition received January 8, 2015 from Claire Charbonneau, area resident, was distributed at the meeting.

Anthony Scarr, the applicant, was present.

The Manager of Development Approvals outlined the application to the Committee.

Mr. Scarr stated that the noise and barking dog complaints aren't associated with this property or the application as there are no pets on the property. He stated that he intends to reside at this address after the application is approved. He informed that his son is currently the only tenant in the building.

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 EXISTING SINGLE-DETACHED DWELLING, 3376 HIGHWAY 69 NORTH, VAL CARON – ANTHONY & LORI SCARR (CONT'D)

The following recommendation was presented:

PL2015-04 Landry-Altman/McIntosh: THAT the City of Greater Sudbury approve the application by Anthony & Lori Scarr to amend Zoning By-law 2010-100Z by changing 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 existing single-detached dwelling on those lands described as PIN 73502-0183, Parcel 23759 S.E.S., Part of Lot 2, Plan M-314, Part 1, Plan 53R-9608, Lot 6, Concession 6, Township of Blezard subject to the following condition:

- 1) That the amending zoning by-law provide for the following site specific relief:
 - a) To allow for a minimum required front yard setback of 13 metres.

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

CARRIED

CONSENT AGENDA

Item C-1 pulled

Consent Item Pulled Consent Agenda Item C-1 (Extension to draft plan of subdivision approval, Riverglen Subdivision, Lively) was pulled and dealt with separately.

The following recommendation was presented:

PL2015-05 Landry-Altman/McIntosh: THAT the City of Greater Sudbury adopt Planning Committee Consent Agenda Items C-2 to C-4.

CARRIED

The following are the Consent Agenda Items.

ROUTINE MANAGEMENT REPORTS

Item C-1 See Page 9.

Extension to Draft
Plan of Subdivision
Approval, Riverglen
Subdivision, Mikkola
Road, Lively, Crich
Holdings & Buildings
Limited

Planning Committee (2015-01-12)

ROUTINE MANAGEMENT REPORTS (CONT'D)

Item C-2
Extension to Draft
Plan of Subdivision
Approval, Valley
Meadows
Subdivision, Main
Street and Donald
Street, Val Caron,
Dalron Construction
Limited

Report dated December 17, 2014 was received from the Acting General Manager of Growth and Development regarding extension to draft plan of subdivision approval, valley meadows subdivision, Main Street and Donald Street, Val Caron, Dalron Construction Limited.

PL2015-06 Landry-Altman/McIntosh: THAT the City of Greater Sudbury, upon payment of Council's processing fee of \$2,575.00, amend the conditions of draft approval for the draft plan of subdivision on those lands known as Part of PIN 73502-0711, Lot 6, Concession 6, Township of Blezard, File #780-7/05003, as follows:

1. By deleting Condition #10 and replacing it with the following:
 - "10. 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."
2. By adding the word "General" before "Manager" and deleting the words "and Emergency Services" in Condition #11.
3. By deleting Condition #12 and replacing it with the following:
 - "12. Prior to the submission of servicing plans, the owner shall, to the satisfaction of the Director of Planning Services, provide an updated geotechnical report prepared, signed, sealed, and dated by a geotechnical engineer licensed in the Province of Ontario. Said report shall, as a minimum, provide factual information on the soils and groundwater conditions within the proposed development. Also, the report should include design information and recommend construction procedures for any proposed storm and sanitary sewers, stormwater management facilities, watermains, roads to a 20 year design life, the mass filling of land, surface drainage works, erosion control, slope stability, slope treatment and building foundations. 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

ROUTINE MANAGEMENT REPORTS (CONT'D)

Item C-2
Extension to Draft
Plan of Subdivision
Approval, Valley
Meadows
Subdivision, Main
Street and Donald
Street, Val Caron,
Dalron Construction
Limited (cont'd)

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.”

4. By replacing the words “Supervisor of Development Engineering” with “Director of Planning Services” in Conditions #13, #20, #22, #25 and #26.
5. By replacing the words “Supervisor of Development Engineering” with “General Manager of Infrastructure Services” and deleting the words “The value of the required contribution is \$124,941.03” in Condition #14.
6. By replacing the words “Supervisor of Development Engineering” with “General Manager of Infrastructure Services” and deleting the words “The value of the required contribution is \$142,097.69” in Condition #15.
7. By deleting the words “and Emergency Services” in Condition #16.
8. By replacing the words “Supervisor of Development Engineering” with “Director of Planning Services” and deleting the words “and the Department of Fisheries and Oceans” in Condition #17.
9. By replacing the words “Supervisor of Development Engineering” with “General Manager of Infrastructure Services” in Condition #18.
10. By adding the word “sidewalks,” after “gutters,” in Condition #19.
11. By deleting the words “to the satisfaction of the Supervisor of Development Engineering” in Condition #21.
12. By deleting Condition #31 and replacing it with the following:

“31. That this draft approval shall lapse on November 30, 2017.”
13. By deleting the words “and Emergency Services” in Condition #33.
14. By deleting the words “9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29” from Condition #34.

ROUTINE MANAGEMENT REPORTS (CONT'D)

Item C-2
Extension to Draft
Plan of Subdivision
Approval, Valley
Meadows
Subdivision, Main
Street and Donald
Street, Val Caron,
Dalron Construction
Limited (cont'd)

15. By adding a new Condition #37 as follows:

“37. The owner shall provide a utilities servicing plan showing the location of all utilities including City services, Greater Sudbury Hydro Inc., Canada Post, 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.”

CARRIED

Item C-3
Declaration of
Surplus Vacant
Land, Old Skead
Road, Garson
Road, Garson

Report dated December 16, 2014 was received from the Acting General Manager of Growth and Development regarding declaration of surplus vacant land, Old Skead Road, Garson

PL2015-07 Reynolds/Dutrisac: THAT the City of Greater Sudbury declare surplus to the City’s needs, vacant land on Old Skead Road, Garson, legally described as part of PIN 73492-0410 (LT), formerly Parcel 11838, Sudbury East Section, Township of Garson, and market the land for sale to the general public pursuant to the procedures governing the sale of full marketability surplus land as outlined in Property By-Law 2008-174, all in accordance with the report from the Acting General Manager of Growth and Development dated December 16, 2014.

CARRIED

Item C-4
Declaration of
Surplus Vacant
Land, Wilderness
Road, Chelmsford
Road, Chelmsford

Report dated December 16, 2014 was received from the Acting General Manager of Growth and Development regarding declaration of surplus vacant land, Wilderness Road, Chelmsford.

PL2015-08 Dutrisac/Reynolds: THAT the City of Greater Sudbury declare surplus to the City’s needs, vacant land on Wilderness Road, Chelmsford, legally described as Part of PIN 73351-0086 (LT), formerly Parcel 2151, Sudbury West Section, Township of Balfour (excepting a 66 foot right of way traversing the land known as Wilderness Road, Chelmsford), and market the land for sale to the general public pursuant to the procedures governing the sale of full marketability surplus land as outlined in Property By-Law2008-174, all in accordance with the report from the Acting General Manager of Growth and Development dated December 16, 2014.

CARRIED

ROUTINE MANAGEMENT REPORTS (CONT'D)

Item C-1
Extension to Draft
Plan of Subdivision
Approval, Riverglen
Subdivision, Mikkola
Road, Lively, Crich
Holdings & Buildings
Limited

Councillor Landry-Altman requested this item be pulled and dealt with separately.

Report dated December 17, 2014 was received from the Acting General Manager of Growth and Development regarding extension to draft plan of subdivision approval, Riverglen Subdivision, Mikkola Road, Lively, Crich Holdings & Buildings Limited.

The following recommendation was presented:

PL2015-09 McIntosh/Landry-Altman: THAT the City of Greater Sudbury, upon payment of Council's processing fee of \$930.00, amend the conditions of draft approval for the draft plan of subdivision on those lands known as Part 1 on Plan 53R-19288, Lot 5, Concession 4, Township of Waters, File 780-8/76-2, amended as follows:

1. By deleting Condition #10 and replacing it with the following:
 - "10. The owner shall be responsible to have a stormwater management report prepared to assess how the quality and quantity of stormwater will be managed for the subdivision development, in addition to the flows generated from upstream lands. The report shall establish how the quantity of stormwater generated within the subdivision will be controlled to pre-development levels for the 1:5, 1:100 and regional storm events. The owner shall be required to submit a comprehensive drainage plan of the subject property, and any upstream areas draining through the subdivision. The quality of the stormwater must meet the required level of protection as defined by the Ontario Ministry of the Environment."
2. By deleting Condition #16 in its entirety.
3. By deleting Condition #18 and replacing it with the following:
 - "18. That this draft approval shall lapse on December 20, 2017."
4. By adding a new Condition #22 as follows:
 - "22. The owner shall submit a soils report, prepared by a qualified geotechnical professional 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 drainage and sump pump design."

ROUTINE MANAGEMENT REPORTS (CONT'D)

Item C-1
Extension to Draft
Plan of Subdivision
Approval, Riverglen
Subdivision, Mikkola
Road, Lively, Crich
Holdings & Buildings
Limited (cont'd)

5. By adding a new Condition #23 as follows:

"23. Prior to the submission of servicing plans, the owner shall, to the satisfaction of the Director of Planning Services, provide an updated geotechnical report prepared, signed, sealed, and dated by a geotechnical engineer licensed in the Province of Ontario. Said report shall, as a minimum, provide factual information on the soils and groundwater conditions within the proposed development. Also, the report should include design information and recommend construction procedures for any proposed storm and sanitary sewers, stormwater management facilities, watermains, roads to a 20 year design life, the mass filling of land, surface drainage works, erosion control, slope stability, slope treatment and building foundations. 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."

6. By adding a new Condition #24 as follows:

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

7. By adding a new Condition #25 as follows:

"25. 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, sideyards, 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."

ROUTINE MANAGEMENT REPORTS (CONT'D)

Item C-1
Extension to Draft
Plan of Subdivision
Approval, Riverglen
Subdivision, Mikkola
Road, Lively, Crich
Holdings & Buildings
Limited (cont'd)

8. By adding a new Condition #26 as follows:
 - "26. The owner shall develop a siltation control plan for the subdivision construction period to the satisfaction of the Director of Planning Services and the Nickel District Conservation Authority."
9. By adding a new Condition #27 as follows:
 - "27. Any streetlights required for this subdivision will be designed and constructed by Greater Sudbury Hydro Inc. at the cost of the owner."
10. By adding a new Condition #28 as follows:
 - "28. The owner shall provide a utilities servicing plan showing the location of all utilities including City services, Greater Sudbury Hydro Inc., Hydro One, Canada Post, 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."
11. By adding a new Condition #29 as follows:
 - "29. 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."
12. By adding a new Condition #30 as follows:
 - "30. 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 upgrades to the downstream works required to service this subdivision will be borne totally by the owner."
13. By adding a new Condition #31 as follows:
 - "31. That the owner agrees to notify all prospective purchasers in all offers of purchase and sale agreements that any new private dwellings and ancillary structures must be flood-proofed to an elevation of 795 feet, and verification provided to the Nickel District Conservation Authority."

CARRIED

Adjournment

Cormier/Dutrisac: That we do now adjourn.
Time: 6:55 p.m.

CARRIED

COUNCILLOR FERN CORMIER, CHAIR

TANYA THOMPSON, DEPUTY CITY CLERK