

Location:	Tom Davies Square
Commencement:	11:47 AM
Adjournment:	4:02 PM

## Minutes

### Planning Committee Minutes of 5/27/19

## Councillor Cormier, In the Chair

Present	Councillors Kirwan, Sizer, Cormier, Landry-Altmann
City Officials	Kevin Fowke, General Manager of Corporate Services; Jason Ferrigan, Director of Planning Services; Keith Forrester, Manager of Real Estate; Kris Longston, Manager of Community and Strategic Planning; Terra Posadowski, Business Development Officer [D 12:01 p.m.]; Liam McGill, Manager of Investment and Business Development [D 12:01 p.m.]; Liesel Franklin, Business Development Officer [D 12:01 p.m.]; Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk
Closed Session	<p>The following resolution was presented:</p> <p>PL2019-58 Cormier/Sizer: THAT the Planning Committee move into Closed Session to deal with four (4) Proposed or Pending Acquisition or Disposition of Land Matters:</p> <ul style="list-style-type: none"> <li>• Sale of Vacant Land - Belisle Drive, Val Caron</li> <li>• Sale of Unopened Lane - South of Vermillion Lake Road, Cheslmford</li> <li>• Purchase of Land - Barry Downe Road, Sudbury</li> <li>• Potential land acquisition for future road allowance</li> </ul> <p>in accordance with the Municipal Act, 2001 s.239(2)(c)</p> <p><b>CARRIED</b></p> <p>At 11:48 a.m. the Planning Committee moved into Closed Session.</p>
Recess	At 12:39 p.m. the Planning Committee recessed.
Reconvene	At 1:15 p.m. the Planning Committee commenced the Open Session in the Council Chamber.

## Councillor Cormier, In the Chair

Present	Councillors McCausland, Kirwan, Sizer, Cormier, Landry-Altmann [D 3:39 p.m.] Councillor Leduc
City Officials	Jason Ferrgian, Director of Planning Services; Alex Singbush, Manager of Development Approvals; Robert Webb, Supervisor of Development Engineering; Mauro Manzon, Senior Planner; Glen Ferguson, Senior Planner; Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk; Franca Bortolussi, Acting Administrative Assistant to the City Solicitor and Clerk; Anne Purvis, POA Court Support Clerk; Julie Lalonde, Clerk's Services Assistant; Lisa Locken, Clerk's Services Assistant

## **DECLARATIONS OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**

None declared.

## **Public Hearings**

- 1 Gayl Lalonde – Application for Zoning By-law Amendment in Order to Prevent a Split-zoning, Red Deer Lake Road North, Wahnapiatae

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

Report dated April 23, 2019 from the General Manager of Growth and Infrastructure regarding Gayl Lalonde – Application for Zoning By-law Amendment in Order to Prevent a Split-zoning, Red Deer Lake Road North, Wahnapiatae.

Gayl Lalonde, the applicant, was present.

Glen Ferguson, Senior Planner, outlined the report.

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:

PL2019-59 Kirwan/Cormier: THAT the City of Greater Sudbury approves the application by Gayl Lalonde to amend Zoning By-law 2010-100Z by changing the zoning classification on a portion of the subject lands from "RU", Rural to "RS", Rural Shoreline on those lands described as PIN 73480-0340, Part 1, 53R-19338, Lots 1 & 2, Concession 5, Township of Cleland, as outlined in the report entitled "Gayl Lalonde" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on May 27, 2019, subject to the following conditions:

1. That the owner provide the Development Approvals Section with a registered survey plan delineating the lands to be rezoned to the satisfaction of the Director of Planning Services; and,

2. That conditional approval shall lapse on June 11, 2021 unless Condition #1 above has been met or an extension has been granted by Council.

**YEAS:** Councillors Cormier, McCausland, Kirwan, Sizer, Landry-Altmann  
**CARRIED**

As no public comment, written or oral, was received, there was no effect on the Planning Committee's decision.

- 2 Ghislain Bouchard & Chris Lamarche – Application for Zoning By-law Amendment in Order to Recognize Two Existing Basement Residential Dwelling Units Within an Existing Semi-detached Dwelling, 138-140 Albany Street, Sudbury

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

Report dated April 24, 2019 from the General Manager of Growth and Infrastructure regarding Ghislain Bouchard & Chris Lamarche – Application for Zoning By-law Amendment in Order to Recognize Two Existing Basement Residential Dwelling Units Within an Existing Semi-detached Dwelling, 138-140 Albany Street, Sudbury.

Christopher Lamarche, the applicant, was present.

Glen Ferguson, Senior Planner, outlined the report.

Glen Ferguson, Senior Planner, stated that in an older neighbourhood, such as this application, it is hard to determine the established parking areas. In some cases the front yard could have been cleared and this would not have complied with the zoning at the time and would be considered to be illegal. The street in question probably would not have any illegal non-compliant parking since the by-law dates back to 1958. In terms of front yard parking, it has been a standard consistently applied and defended at the Ontario Municipal Board (OMB) that they do not approve front yard parking. One case that was appealed to the OMB where a unit was added to house and rezoned, the board ordered that the front yard landscaping be restored and an alternate space be found for parking spots. Most front yard parking situations are illegal. He further stated that the zoning by-law does not allow parking within the first 20 feet of the lot line. In order to have the required parking spaces conform with the by-law there must be (9) metres between the lot line and the face of building. In the back of the property, the sketch does depict four (4) parking spaces abutting the rear of the building. When looking at this application, there may be alternative layouts in the back yard.

Glen Ferguson, Senior Planner, stated in order to access the driveway you typically need three (3) metres in width. In this case there is a 4.7 metre wide driveway. The recommendation recommends that 50 percent of the front yard would be landscaped, the existing driveway would remain and the carport would be removed. There would be four (4) parking spaces in the rear yard. There is no access off the back laneway and there is no opportunity for access as it is a city park trail.

Glen Ferguson, Senior Planner, stated that the current units were built without the benefit of a permit. The units will be inspected by building services as part of the conditions listed in the resolution. The zoning by-law will not allow any parking spaces in the front yard since there is nine (9) metres required between the lot line and house and this application only has six (6) metres. The recommendation of staff is that the four (4) parking spaces to be located in the back yard.

Jason Ferrigan, Director of Planning Services, stated that the nearest bus service is along Burton Avenue which is a five (5) to seven (7) minute walk from this location.

Glen Ferguson, Senior Planner, stated that turning one (1) of the parking spaces sideways, would probably impact the landscaping available in the front yard. Recommendation 4 b) recommends that all four (4) parking spaces be in the rear yard. If the owner requests turning one of the parking spaces, it is something that could be considered.

Jason Ferrigan, Director of Planning Services, stated that they are dealing with an application to intensify use of the property beyond what is currently permitted in the zoning by-law. In this particular case, parking is an important consideration. If the owner wishes to intensify the use of the property then the parking situation needs to be managed on site in a way that does not impact the surrounding neighbourhood; the resolution is framed to provide this. If approved, they are confident that the four (4) parking spaces can occur in the rear yard and will not impact surrounding residential areas. If this application is approved, they will work with the owner to come up with a parking plan. When developing the plan, if there is the ability to create a fifth parking space in the front yard and still maintain 50 % landscaping, they will consider this option.

Jason Ferrigan, Director of Planning Services, stated that the City operates on a complaint driven basis with respect to the implementation of by-laws such as parking spaces in the front yard of properties. For this application, the question is whether the level of intensification is appropriate for this site. They believe it can be balanced if parking is in the rear yard and the landscaping is restored in the front yard.

Mr. Lamarche stated that a lot of people on the street currently park in the front yard. There is not enough parking on the street which results in parking in the front yards. He advised that when he purchased this property, there was a notice to comply on the building that had not been resolved due to a tenant in the basement who was difficult. He is trying to conform to the by-laws and make sure the property is not illegal. He stated that there is currently a deck and a walkway in the backyard. In order to provide four (4) parking spaces in the rear yard, the deck and a small retaining wall would have to be removed. The cost in order to provide parking in the rear would cost ten to fifteen thousand dollars where as the front yard parking would only cost a couple thousand dollars and he feels there is adequate space in the front for parking.

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.**

#### Rules of Procedure

With the concurrence of the Committee, the reading of the resolution was waived.

PL2019-60 McCausland/Cormier: THAT the City of Greater Sudbury approves the application by Ghislain Bouchard & Chris Lamarche to amend Zoning By-law 2010-100Z by changing the zoning classification on the subject lands from "R2-2", Low Density Residential Two to "R2-2(S)", Low Density Residential Two Special on those lands described as PIN 02128-0454, Lot 26, Plan M-539, Part 2, Plan 53R-16301, Lot 6, Concession 4, Township of McKim, as outlined in the report entitled "Ghislain Bouchard & Chris Lamarche" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting

on May 27, 2019, subject to the following conditions:

1. That prior to the passing of an amending zoning by-law the owner apply for a building permit for the two basement residential dwelling units to the satisfaction of the Chief Building Official;
2. That prior to passing an amending zoning by-law the existing carport is to be removed entirely to the satisfaction of the Chief Building Official and the Director of Planning Services;
3. That prior to passing an amending zoning by-law the owner submit to the Development Approvals Section a parking plan depicting four functional parking spaces in the rear yard to the satisfaction of the Director of Planning Services;
4. That the amending zoning by-law contain the following site-specific provisions:
  - a. That the only permitted use of the lands be a semi-detached dwelling with each half of the semi-detached dwelling being permitted one basement residential dwelling unit;
  - b. That a minimum of four parking spaces be provided in the rear yard;
  - c. That any further and appropriate relief that is required in order to accommodate the four parking spaces in the rear yard be provided for; and,
  - d. That a minimum of 50% landscaped open space be provided in the existing front yard.
5. That conditional approval shall lapse on June 11, 2021 unless Conditions #1, #2 and #3 above has been met or an extension has been granted by Council.

#### Recess

At 2:18 p.m. the Committee recessed.

#### Reconvene

At 2:37 p.m. the Committee reconvened.

#### Rules of Procedure

Councillor Landry-Altmann presented the following amendment:

PL2019-60A1 Landry-Altmann/Sizer: THAT the resolution be amended to remove condition #1 from condition # 5;

AND THAT a new condition 6 be added, as follows:

"That conditional approval shall lapse on November 27, 2019 unless condition #1 above has been met or an extension has been granted by Council."

**YEAS:** Councillors Cormier, McCausland, Kirwan, Sizer, Landry-Altmann  
**CARRIED**

#### Rules of Procedure

Councillor McCausland presented the following amendment:

PL2019-60A2 McCausland/Kirwan: THAT condition 4 b) be deleted and replaced with the following:

"That a minimum of 3 parking spaces be provided in the rear yard and a minimum of 1 parking

space be provided in the required front yard.”

AND THAT condition 4 c) be deleted and replaced with the following:

”That any further and appropriate relief that is required to accommodate the required parking spaces be provided for.”

**YEAS:** Councillors Cormier, McCausland, Kirwan, Sizer, Landry-Altmann  
**CARRIED**

The resolution as amended was presented:

PL2019-60 McCausland/Cormier: THAT the City of Greater Sudbury approves the application by Ghislain Bouchard & Chris Lamarche to amend Zoning By-law 2010-100Z by changing the zoning classification on the subject lands from “R2-2”, Low Density Residential Two to “R2-2(S)”, Low Density Residential Two Special on those lands described as PIN 02128-0454, Lot 26, Plan M-539, Part 2, Plan 53R-16301, Lot 6, Concession 4, Township of McKim, as outlined in the report entitled “Ghislain Bouchard & Chris Lamarche” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on May 27, 2019, subject to the following conditions:

1. That prior to the passing of an amending zoning by-law the owner apply for a building permit for the two basement residential dwelling units to the satisfaction of the Chief Building Official;
2. That prior to passing an amending zoning by-law the existing carport is to be removed entirely to the satisfaction of the Chief Building Official and the Director of Planning Services;
3. That prior to passing an amending zoning by-law the owner submit to the Development Approvals Section a parking plan depicting four functional parking spaces in the rear yard to the satisfaction of the Director of Planning Services;
4. That the amending zoning by-law contain the following site-specific provisions:
  - a. That the only permitted use of the lands be a semi-detached dwelling with each half of the semi-detached dwelling being permitted one basement residential dwelling unit;
  - b. That a minimum of 3 parking spaces be provided in the rear yard and a minimum of 1 parking space be provided in the required front yard;
  - c. That any further and appropriate relief that is required in order to accommodate the four parking spaces in the rear yard be provided for; and,
  - d. That a minimum of 50% landscaped open space be provided in the existing front yard.
5. That conditional approval shall lapse on June 11, 2021 unless Conditions #2 and #3 above has been met or an extension has been granted by Council.
6. THAT conditional approval shall lapse on November 27, 2019 unless condition #1 above has been met or an extension has been granted by Council.

#### Rules of Procedure

Councillor Cormier presented the following amendment:

PL2019-60A3 Sizer/Landry-Altmann: THAT the resolution be amended to remove the following in condition 3 “in the rear yard.”

**YEAS:** Councillors Cormier, McCausland, Kirwan, Sizer, Landry-Altmann  
**CARRIED**

The resolution as amended was presented:

PL2019-60 McCausland/Cormier: THAT the City of Greater Sudbury approves the application by Ghislain Bouchard & Chris Lamarche to amend Zoning By-law 2010-100Z by changing the zoning classification on the subject lands from "R2-2", Low Density Residential Two to "R2-2(S)", Low Density Residential Two Special on those lands described as PIN 02128-0454, Lot 26, Plan M-539, Part 2, Plan 53R-16301, Lot 6, Concession 4, Township of McKim, as outlined in the report entitled "Ghislain Bouchard & Chris Lamarche" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on May 27, 2019, subject to the following conditions:

1. That prior to the passing of an amending zoning by-law the owner apply for a building permit for the two basement residential dwelling units to the satisfaction of the Chief Building Official;
2. That prior to passing an amending zoning by-law the existing carport is to be removed entirely to the satisfaction of the Chief Building Official and the Director of Planning Services;
3. That prior to passing an amending zoning by-law the owner submit to the Development Approvals Section a parking plan depicting four functional parking spaces to the satisfaction of the Director of Planning Services;
4. That the amending zoning by-law contain the following site-specific provisions:
  - a. That the only permitted use of the lands be a semi-detached dwelling with each half of the semi-detached dwelling being permitted one basement residential dwelling unit;
  - b. That a minimum of 3 parking spaces be provided in the rear yard and a minimum of 1 parking space be provided in the required front yard;
  - c. That any further and appropriate relief that is required to accommodate the required parking spaces be provided for; and,
  - d. That a minimum of 50% landscaped open space be provided in the existing front yard.
5. That conditional approval shall lapse on June 11, 2021 unless Conditions #2 and #3 above has been met or an extension has been granted by Council.
6. THAT conditional approval shall lapse on November 27, 2019 unless condition #1 above has been met or an extension has been granted by Council.

**YEAS:** Cormier, Landry-Altmann, Kirwan, Sizer, McCausland  
**CARRIED**

As no public comment, written or oral, was received, there was no effect on the Planning Committee's decision.

- 3     Timestone Corporation - Application for Rezoning in order to permit a three-storey long-term care facility to accommodate 192 persons, Nottingham Avenue, Sudbury

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

Report dated May 6, 2019 from the General Manager of Growth and Infrastructure regarding Timestone Corporation - Application for Rezoning in order to permit a three-storey long-term care facility to accommodate 192 persons, Nottingham Avenue, Sudbury.

John Zulich, Timestone Corporation, the applicant and Peter McConnachie and Keith Clement, Extendicare, agents for the applicant were present.

Mauro Manzon, Senior Planner, outlined the report.

Mauro Manzon, Senior Planner, stated that the background reports they received were based on 192 beds for this application. If the owner wanted to modify this, there is an opportunity to change that which would require an update to the traffic comparative analysis. Generally speaking, when dealing with infill applications, particularly when you have a proximity to sensitive land use such as low density housing, it is normal practice to use site specific zoning which speaks to the scale and intensity of the use. If you look at other long term care facilities, many of those projects are infill so zoning is tailored around what is being proposed.

Jason Ferrigan, Director of Planning Services, stated the Planning Act gives municipalities the added flexibility to provide approval through other applications. If the applicant decided they wanted the number of beds increased to 200 they have the ability to apply for a minor variance application. A larger change to the number of units would require separate rezoning and a separate public hearing. The City's Official Plan designates that the lands and surrounding lands for this area are deemed for residential land uses. The city has the ability to change the rezoning subject to certain external factors including provincial government direction.

Mr. Zulich stated that Timestone Corporation is owned by the Zulich group of properties. They purchased this area which will include a subdivision with 89 lots and there are 50 acres of development land. There is a need for long term care facilities in Sudbury. This particular site was chosen by Extendicare as the best fit, after they looked at ten (10) different sites. It is adjacent to a park, has lake views and is close to public transportation. There is currently institutional uses in the area including a church. On the Nottingham Avenue extension there is a proposed subdivision that will be developed regardless if this application is approved. They received letters of concern regarding traffic and blasting. They commissioned a traffic study which found there would be a limited amount of increased traffic. Once the subdivision on Nottingham Avenue is developed a traffic study will have to happen at that time. Extendicare has indicated that almost none of their residents drive so the increased traffic will solely be staff members. Blasting is a necessary evil in Sudbury and they will follow all requirements to mitigate any blasting issues. The residential lots for the subdivision will be blasted at the same time as this application so that there will be less disturbance in the future.

Mauro Manzon, Senior Planner, stated that the conditions in terms of necessary upgrades address Birmingham Drive and Nottingham Avenue not Dorsett Drive. With this proposed development there is a requirement to extend the road and provide sidewalks but does not include upgrading the sidewalks on Dorsett Drive. The Traffic and Transportation department did not feel that this was necessary for this application. He advised that signage to calm traffic does not usually have an impact. A better solution may be other traffic calming techniques. This is something that would be looked at with greater detail at the site plan stage. He further stated that they would be hesitant to impose conditions regarding upgrading Dorsett Drive.

Alex Singbush, Manager of Development Approvals, stated that in regards to sidewalks on Nottingham Avenue, part of this application relies on an extension of the subdivision itself,

which would be the responsibility of the subdivision developer. Extendicare may have a cost sharing agreement with Timestone Corporation but that is not part of this application.

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.**

#### Rules of Procedure

With the concurrence of the Committee, the reading of the resolution was waived.

PL2019-61 Cormier/Kirwan: THAT the City of Greater Sudbury approves the application by Timestone Corporation to amend Zoning By-law 2010-100Z by changing the zoning classification from "FD", Future Development to "HI(S)", Holding Institutional Special on lands described as Part of PINs 73576-0138 & 73576-0116, Part of Parcels 1545 & 4851 S.E.S., in Lot 10, Concession 3, Township of Neelon, as outlined in the report entitled "Timestone Corporation" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on May 27, 2019, subject to the following conditions:

1. That the owner provide the Development Approvals Section with a final plan of survey in order to enact the amending by-law;
2. That the amending by-law include the following site-specific provisions:
  - a) The only permitted uses shall be a long-term care facility containing a maximum of 192 beds along with accessory uses that are directly related to the primary use being that of a long-term care facility;
  - b) The maximum building height shall be three (3) storeys;
  - c) The minimum lot frontage shall be 28 metres;
  - d) A Holding symbol which shall not be removed by the Council of the City of Greater Sudbury until the following conditions have been addressed to the satisfaction of the General Manager of Growth and Infrastructure:
    - i) Municipal water and sanitary services are available to service the development;
    - ii) Public road frontage exists for the lands subject to the Holding symbol.

Until such time as the H symbol has been removed, the only permitted uses shall be those legally existing on the date that the amending by-law comes into effect.

3. That the owner install a fence along the southerly limit of Block H, Plan M-1003 (Dorsett Tot Lot) to the satisfaction of the Director of Leisure Services, to be implemented as part of the Site Plan Control Agreement;
4. Conditional approval shall lapse on June 11, 2021 unless Condition 1 above has been met or an extension has been granted by Council.

**YEAS:** Councillors Cormier, Landry-Altmann, Sizer, Kirwan, McCausland  
**CARRIED**

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

Richard Denis Toulouse, Albona Investments Inc. & City of Greater Sudbury - Applications for Official Plan Amendment and Rezoning in Order to Permit the Expansion of a Recreation Vehicle Sales and Service Establishment onto Abutting Lands, Falconbridge Highway, Garson

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

Report dated April 26, 2019 from the General Manager of Growth and Infrastructure regarding Richard Denis Toulouse, Albona Investments Inc. & City of Greater Sudbury - Applications for Official Plan Amendment and Rezoning in Order to Permit the Expansion of a Recreation Vehicle Sales and Service Establishment onto Abutting Lands, Falconbridge Highway, Garson.

Dave Dorland, D.S. Dorland Ltd., agent for the applicant and Richard Denis Toulouse, the applicant were present.

Mauro Manzon, Senior Planner, outlined the report.

*Councillor Landry-Altmann departed at 3:39 p.m.*

Mauro Manzon, Senior Planner, stated that the committee could delete clause i part 2 in the resolution which is for setback requirements which provides relief to allow for nine (9) metres when fifteen (15) is the requirement.

Mauro Manzon, Senior Planner, stated that portion "c" of the sketch are lands that have been deemed surplus and typically with those agreements, successful rezoning is required as a condition. There was discussion that parts 5, 6 and 7 to the east could potentially be included, however, the owner of adjacent lands objected so these lands are not deemed surplus but are subject to a lease agreement. Portion "c" of the sketch shows lands which are currently being used and were expanded without approval.

Mr. Dorland stated that they have reviewed the resolutions and are satisfied with the conditions. There were no calls or objections to this application. The applicant visited many of the surrounding neighbours and they approve of this application. Also there are no public or staff issues. Regarding the request for the minor variance, the existing building has a setback of 9.8 metres. The existing repair garage is to be demolished and they are proposing to extend the building with straight façade so the frontage of property has a consistent straight line with the front of the building. They are not planning to change the set back of the building, just adding to the building. He feels that the nine (9) metre setback should remain, which is the same setback that is currently there.

Mr. Dorland stated that the proposed service repair shop is moving west from the existing retail office and they are seeking to maintain the existing front yard setback from the highway.

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 Official Plan Application:

PL2019-62 Cormier/Kirwan: THAT the City of Greater Sudbury approves the application by Richard Denis Toulouse, Albona Investments Inc. & City of Greater Sudbury to amend the City of Greater Sudbury Official Plan by changing the land use designation from Parks and Open Space to Mixed Use Commercial on lands described as Part of PINs 73496-0049 & 73496-0447, Part of Parcel 48460 S.E.S., in Lots 8 & 9, Concession 1, Township of Garson, as outlined in the report entitled "Richard Denis Toulouse, Albona Investments Inc. & City of Greater Sudbury" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on May 27, 2019, subject to the following condition:

1. That the Official Plan Amendment be enacted concurrently with the zoning amendment;
2. Conditional approval shall lapse on June 11, 2021 unless Condition 1 above has been met or an extension has been granted by Council.

**YEAS:** Councillors Cormier, Sizer, Kirwan, McCausland  
**CARRIED**

Resolution regarding the Rezoning Application:

PL2019-63 Kirwan/Sizer: THAT the City of Greater Sudbury approves the application by Richard Denis Toulouse, Albona Investments Inc. & City of Greater Sudbury to amend Zoning By law 2010 100Z by changing the zoning classification from "M1(5)", Mixed Light Industrial/Service Commercial Special and "OSP", Open Space Private to a revised "M1(5)", Mixed Light Industrial/Service Commercial Special on lands described as PIN 73496-0449, Part of PINs 73496-0049 & 73496-0447, Part of Parcel 48460 S.E.S., in Lots 8 & 9, Concession 1, Township of Garson, as outlined in the report entitled "Richard Denis Toulouse, Albona Investments Inc. & City of Greater Sudbury" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on May 27, 2019, subject to the following conditions:

1. That prior to the adoption of the amending by-law, the owner shall address the following conditions:
  - i) 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;
  - ii) Remove the fabric-covered shelter to the satisfaction of the Chief Building Official; and,
  - iii) Enter into a Site Plan Control Agreement with the City.
2. That the amending by-law includes the following site-specific provision:
  - i) The minimum front yard setback shall be 9 metres;
3. Conditional approval shall lapse on June 11, 2021 unless Condition 1 above has been met or an extension has been granted by Council.

**YEAS:** Councillors Cormier, Sizer, Kirwan, McCausland  
**CARRIED**

As no public comment, written or oral was received, there was no effect on the Planning Committee's decision.

**Matters Arising from the Closed Session**

Councillor Kirwan reported that the Committee met in Closed Session to deal with four (4) Proposed or Pending Acquisition or Disposition of Land Matters and the following resolutions emanated therefrom:

Sale of Vacant Land - Belisle Drive, Val Caron

PL2019-64 Kirwan/Cormier: THAT the City of Greater Sudbury authorizes the sale of vacant land east of Belisle Drive, Val Caron, in the Valley East Industrial Park, legally described as part of PIN 73501-2145(LT), being Parts 4, 5 and 6, Plan 53R-19366, Township of Blezard, City of Greater Sudbury;

AND THAT a by-law be prepared to authorize the sale and the execution of the documents required to complete the real estate transaction;

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

**CARRIED**

Sale of Unopened Lane - South of Vermillion Lake Road, Chelmsford

PL2019-65 Kirwan/Cormier: THAT the City of Greater Sudbury authorizes the sale of a portion of the unopened lane, south of Vermillion Lake Road, Chelmsford, legally described as part of PIN 73367-0378(LT), Township of Fairbank;

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

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

**CARRIED**

Purchase of Land - Barry Downe Road, Sudbury

PL2019-66 Kirwan/Sizer: THAT the City of Greater Sudbury authorizes the purchase of land and the acquisition of an easement over parts of 493 Barry Downe Road, Sudbury, legally described as part of PIN 02132- 0404(LT), being Parts 6, 7 and 8, Plan 53R-20566, Township of McKim, City of Greater Sudbury;

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

AND THAT the acquisition be funded from the Road Projects - Property Acquisitions account.

**CARRIED**

**Adopting, Approving or Receiving Items in the Consent Agenda**

PL2019-67 Sizer/Kirwan THAT the City of Greater Sudbury approves Consent Agenda Items C-1 to C-2.

**CARRIED**

The following are the Consent Agenda items:

**Routine Management Reports**

C-1 Wayne & Carrie-Ann MacLean – Request to Extend a Conditional Approval on a Rezoning Application, 2687 Highway #144, Chelmsford

Report dated April 15, 2019 from the General Manager of Growth and Infrastructure regarding Wayne & Carrie-Ann MacLean – Request to Extend a Conditional Approval on a Rezoning Application, 2687 Highway #144, Chelmsford.

PL2019-68 Kirwan/Sizer: THAT the City of Greater Sudbury approves the application by Wayne and Carrie-Ann MacLean to extend the approval of a Zoning By-law Amendment Application, File # 751-5/15-10, on those lands described as PIN 73350-0102, Parcel 16989 SWS, Lot 6, Concession 2, Township of Broder, for a period of one year until April 25, 2020, as outlined in the report entitled “Wayne & Carrie-Ann MacLean” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on May 27, 2019.

**CARRIED**

C-2 Kathy Crites - Rezoning File 751-7/18-5, 4382 Notre Dame Avenue, Hanmer

Report dated May 6, 2019 from the General Manager of Growth and Infrastructure regarding Kathy Crites - Rezoning File 751-7/18-5, 4382 Notre Dame Avenue, Hanmer.

PL2019-69 Sizer/Kirwan: THAT Planning Committee Resolution PL2019-04 pertaining to Rezoning File 751-7/18-5 be amended as follows:

i) That Clause vi) of Paragraph b) be amended to indicate a minimum 220 m<sup>2</sup> of lot area per unit; and,

ii) THAT in accordance with Subsection 34(17) of the Planning Act, no further notice is to be given with respect to the change to the proposed by-law.

**CARRIED**

### **Members' Motions**

No motions were presented.

### **Addendum**

No Addendum was presented.

### **Civic Petitions**

No Civic Petitions were submitted.

### **Question Period**

No Questions were asked.

### **Adjournment**

Kirwan/Sizer: THAT this meeting does now adjourn. Time: 4:02 p.m.

**CARRIED**

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Brigitte Sobush, Deputy City Clerk