

Minutes

Planning Committee Minutes of 5/20/20

Location: Tom Davies Square -
Committee Room
C-11 / Electronic
Participation

Commencement: 12:17 PM

Adjournment: 1:45 PM

Councillor Kirwan, In the Chair

Present Councillors McCausland, Kirwan, Landry-Altmann

City Officials Keith Forrester, Manager of Real Estate; Tony Cecutti, General Manager of Growth and Infrastructure; Kevin Fowke, General Manager of Corporate Services; Eric Labelle, City Solicitor and Clerk; Danielle Wicklander, Legislative Compliance Coordinator; and Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk

Closed Session

The following resolution was presented:

PL2020-43 McCausland/ Landry-Altmann: THAT the City of Greater Sudbury moves into Closed Session to deal with three (3) Proposed or Pending Acquisitions or Dispositions of Land Matters:

- Purchase of Land, Municipal Road 35, Chelmsford
- Parking Lot Lease - Elgin Street, Sudbury
- Purchase of Property - Mountain Street, Sudbury

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

Rules of Procedure:

A Recorded Vote was held:

YEAS: Councillors McCausland, Kirwan, Landry-Altmann
CARRIED

At 12:18 p.m. the Planning Committee moved into Closed Session.

Recess At 12:45 p.m. the Planning Committee recessed.

Reconvene At 1:03 p.m. the Planning Committee commenced the Open Session in Committee Room C-11.

Councillor Kirwan, In the Chair

Present Councillors McCausland, Kirwan, Landry-Altmann

City Officials Jason Ferrigan, Director of Planning Services; Alex Singbush, Manager of Development Approvals; Mauro Manzon, Senior Planner; Wendy Kaufman, Senior Planner; Eric Labelle, City Solicitor and Clerk; Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk; Danielle Wicklander, Legislative Compliance Coordinator; Lisa Locken, Clerk's Services Assistant; Anessa Gravelle, Clerk's Services Assistant

DECLARATIONS OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None declared.

Public Hearings

- 1 Terry Noel & Alice Belzile - Application to extend a temporary use by-law in order to continue the use of a mobile home as a garden suite, 111 Dominion Drive, Hanmer

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

Report dated March 12, 2020 from the General Manager of Growth and Infrastructure regarding Terry Noel & Alice Belzile - Application to extend a temporary use by-law in order to continue the use of a mobile home as a garden suite, 111 Dominion Drive, Hanmer.

Terry Noel & Alice Belzile, the applicants, were not present.

Mauro Manzon, Senior Planner, outlined the report.

The Chair asked whether there was anyone who wished to speak in favour or against this application and hearing 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:

PL2020-44 McCausland/Landry-Altmann: THAT the City of Greater Sudbury approves the application by Terry Noel & Alice Belzile to amend Zoning By-law 2010-100Z with respect to lands described as PIN 73503-1286, Parcel 15481 S.E.S., in Lot 1, Concession 1, Township of Hanmer in order to extend the use of a garden suite in accordance with Section 39.1(4) of the Planning Act for a temporary period of three (3) years, as outlined in the report entitled

“Terry Noel & Alice Belzile” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on May 20, 2020.

Rules of Procedure

A Recorded Vote was held:

YEAS: Councillors McCausland, Kirwan, Landry-Altmann

CARRIED

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

- 2 Michael Banks - Application to extend a temporary use by-law in order to permit a garden suite accessory to a single detached dwelling in a Rural zone, 944 Radar Road, Hanmer

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

Report dated March 26, 2020 from the General Manager of Growth and Infrastructure regarding Michael Banks - Application to extend a temporary use by-law in order to permit a garden suite accessory to a single detached dwelling in a Rural zone, 944 Radar Road, Hanmer.

Michael Banks, the applicant, was not present.

Mauro Manzoni, Senior Planner, outlined the report.

The Planning Department responded to questions from Committee members.

The Chair asked whether there was anyone who wished to speak in favour or against this application and hearing 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:

PL2020-45 Landry-Altmann/McCausland: THAT the City of Greater Sudbury approves the application by Michael Banks to amend Zoning By-law 2010-100Z with respect to lands described as PIN 73508-1091, Parcel 1139 S.E.S., in Lot 9, Concession 2, Township of Capreol in order to extend the use of a garden suite in accordance with Section 39.1(4) of the Planning Act for a temporary period of three (3) years, as outlined in the report entitled “Michael Banks” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on May 20, 2020.

Rules of Procedure

A Recorded Vote was held:

YEAS: Councillors McCausland, Kirwan, Landry-Altmann

CARRIED

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

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

Report dated March 13, 2020 from the General Manager of Growth and Infrastructure regarding Norbury (Sudbury) Limited – Application for Zoning By-Law Amendment, 902 Newgate Avenue, Sudbury.

Dennis Monticelli and Walter Schroeder, Norbury (Sudbury) Limited, the applicants and Michael Ladyk, 3rd Line Studios, the agent for the applicant, were present.

Wendy Kaufman, Senior Planner, outlined the report.

The Planning Department responded to questions from Committee members.

The Chair asked whether there was anyone who wished to speak in favour or against this application and hearing 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:

Rules of Procedure

A Recorded Vote was held:

YEAS: Councillors McCausland, Kirwan, Landry-Altmann
CARRIED BY TWO-THIRD MAJORITY

The following resolution was presented:

PL2020-46 McCausland/Landry-Altmann: THAT the City of Greater Sudbury approves the application by Norbury (Sudbury) Limited to amend Zoning By-law 2010-100Z, as outlined in the report entitled “Norbury (Sudbury) Limited” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on May 20, 2020, to:

- a) Change the zoning classification from “H47M1-1(21)”, Hold – Business Industrial Special to “M1-1(21)”, Business Industrial Special, and “H47OSP(6)”, Hold – Open Space Private to “OSP(6)” Open Space Private Special on those lands described as PIN 02123-0095, Parcel 49975, Parts 1-8, Plan 53R-13785; and Part of PIN 02123-0420, Parcel 573, located between a line connecting the southeast corner of Lot 3, Plan M-1059 and the northeast corner of Lot 4, Plan M-1059, and a line drawn due south between Lots 3 & 4, Plan M-1059 from a point located 30m west of the southwest corner of Part 7, Plan 53R-13785, in Lot 4, Concession 5, Township of McKim; and
- b) Change the zoning classification on the subject lands to a revised “M1-1(19)”, Business Industrial Special, and “OSP(6)”, Open Space Private Special on those lands described as PIN 02123-0007, Parcel 46225, Lot 4, Plan M-1059; and Part of PIN 02123-0420, Parcel 573, located between the southwest corner of Lot 3, Plan M-1059 and the northwest corner of Lot 4, Plan M-1059, and a line connecting the southeast corner of Lot 3, Plan M-1059 to the

northeast corner of Lot 4, Plan M-1059, in Lot 4, Concession 5, Township of McKim.

1. Prior to the enactment of the amending by-law, the following conditions shall be satisfied:

a. That the amending by-law includes the following site-specific provisions:

(i) That the "M1-1(21)", Business Industrial Special zone provisions be revised by:

- requiring a fence with a reptile barrier on a line 30 m from the boundary of the Ponderosa Provincially Significant Wetland; and
- prohibiting development or the use of land on the east side of the fence.

(ii) That the "OSP(6)", Open Space Private Special zone provisions be revised by:

- adding recreation vehicle sales and service establishment, vehicle sales or rental establishment, and accessory outdoor display and sales as permitted uses in the OSP(6) zone; and
- requiring a fence with a reptile barrier along the north boundary beginning from the boundary of the Ponderosa Provincially Significant Wetland and extending 30 m west, and along the east boundary.

(iii) That the "M1-1(19)", Business Industrial Special zone provisions be revised by:

- adding recreation vehicle sales and service establishment, and vehicle sales or rental establishment as permitted uses in the "M1-1(19)" zone; and
- requiring a fence with a reptile barrier along the east boundary.

b. The existing shipping and storage container must be removed to the satisfaction of the Director of Planning Services.

c. The owner shall enter into an amended site plan control agreement with the City.

2. Conditional approval shall lapse on June 9, 2022 unless Condition 1 above has been met or an extension has been granted by Council.

Rules of Procedure

A Recorded Vote was held:

YEAS: Councillors McCausland, Kirwan, Landry-Altmann

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 three (3) Proposed or Pending Acquisition or Disposition of Land Matters. Direction was given to staff regarding on of the matters in question. The following resolutions emanated therefrom:

PL2020-47 Landry-Altmann/McCausland: THAT the City of Greater Sudbury authorizes the purchase of part of 4198 Municipal Road 35, Chelmsford, legally described as part of PIN 73347-0165(LT), Parts 6 and 7, Plan 53R-21297, Township of Rayside;

AND THAT the acquisition be funded from the Municipal Road 35, Road Capital Project Account;

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

Rules of Procedure

A Recorded Vote was held:

YEAS: Councillors McCausland, Kirwan, Landry-Altmann
CARRIED

PL2020-48 Landry-Altmann/McCausland: THAT the City of Greater Sudbury authorizes the purchase and demolition of 336 Mountain Street, Sudbury, legally described as PIN 02132-0284(LT), Lot 24, Plan M-55A, City of Greater Sudbury;

AND THAT the acquisition, demolition, designated substance survey and all other costs associated with the demolition be funded from Capital Financing Reserve Fund – General;

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

Rules of Procedure

A Recorded Vote was held:

YEAS: Councillors McCausland, Kirwan, Landry-Altmann
CARRIED

Adopting, Approving or Receiving Items in the Consent Agenda

The following resolution was presented:

PL2020-49 McCausland/Landry-Altmann: THAT the City of Greater Sudbury approves Consent Agenda Item C-1.

Rules of Procedure

A Recorded Vote was held:

YEAS: Councillors McCausland, Kirwan, Landry-Altmann
CARRIED

The following is the Consent Agenda Item:

Routine Management Reports

C-1 Dalron Construction Ltd. – Application to Extend an Exemption from Part Lot Control, Arvo Avenue & Holland Road, Sudbury

Report dated March 12, 2020 from the General Manager of Growth and Infrastructure regarding Dalron Construction Ltd. – Application to Extend an Exemption from Part Lot Control, Arvo Avenue & Holland Road, Sudbury.

PL2020-50 Landry-Altmann/McCausland: THAT the City of Greater Sudbury approves the application by Dalron Construction Ltd. to pass a new by-law under Section 50(7) of the Planning Act thereby extending and exempting those lands described as PINs 02119-0103, 02119-0102 & Part of PIN 02119-0116, Lots 48 to 50, Part of Lot 51, Lots 58 to 63, Registered Plan M-353, and Part of Arvo Avenue being Part 1 on Plan SR-845, Lot 1, Concession 6, Township of McKim, from part lot control for a maximum period of two years, as outlined in the report entitled "Dalron Construction Ltd.", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on May 20, 2020 subject to the following condition:

1. That prior to the passing of a by-law to exempt the above noted lands from part lot control the owner shall provide a complete updated legal description including a registered survey of those lands which have not been conveyed to the satisfaction of the City Solicitor and the Director of Planning Services.

CARRIED

Members' Motions

No Motions were submitted.

Correspondence for Information Only

I-1 Local Planning Appeal Tribunal Decision – Case PL190418 – Applications for Consent B0023/2019, B0024/2019, and B0025/2019– (0 Highway 69 North, Hanmer)

Report dated March 6, 2020 from the General Manager of Growth and Infrastructure regarding Local Planning Appeal Tribunal Decision – Case PL190418 – Applications for Consent B0023/2019, B0024/2019, and B0025/2019– (0 Highway 69 North, Hanmer).

For Information Only.

Addendum

No Addendum was presented.

Civic Petitions

No Civic Petitions were submitted.

Question Period

No Questions were asked.

Adjournment

PL2020-51 McCausland/Landry-Altmann: THAT this meeting does now adjourn. Time 1:45 p.m.

Rules of Procedure

A Recorded Vote was held:

YEAS: Councillors McCausland/Kirwan/Landry-Altmann

CARRIED

Brigitte Sobush, Manager of Clerk's
Services/Deputy City Clerk