

## Minutes

### Planning Committee Minutes of 1/25/21

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Location: Tom Davies Square -  
Council Chamber /  
Electronic  
Participation

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Commencement: 12:15 PM

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Adjournment: 4:22 PM

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## Councillor Kirwan, In the Chair

Present Councillors McCausland, Kirwan, Sizer, Landry-Altmann

City Officials Shawn Turner, Director of Assets and Fleet Services; Keith Forrester, Manager of Real Estate; Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk

Closed Session The following resolution was presented:

PL2021-17 McCausland/Landry-Altmann: THAT the Planning Committee move into Closed Session to deal with one (1) Proposed or Pending Acquisition or Disposition of Land Matter:

- Right of Entry and Option Agreement - Fairbank Lake Road, Denison

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

**CARRIED**

At 12:17 p.m., the Planning Committee moved into Closed Session.

Recess At 12:35 p.m., the Planning Committee recessed.

Reconvene At 1:06 p.m., the Planning Committee commenced the Open Session in the Council Chamber.

## Councillor Kirwan, In the Chair

Present                      Councillors McCausland, Kirwan, Sizer, Landry-Altmann  
                                    Councillor McIntosh

City Officials              Alex Singbush, Acting Director of Planning Services; Guido Mazza, Director of Building Services/Chief Building Official; Robert Webb, Supervisor of Development Engineering; Mauro Manzon, Senior Planner; Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk; Anessa Basso, Clerk's Services Assistant; Franca Bortolussi, Administrative Assistant to the City Solicitor and Clerk

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

None declared.

## **Public Hearings**

1                      12 Collins Drive, Copper Cliff

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

Report dated December 24, 2020 from the General Manager of Growth and Infrastructure regarding 12 Collins Drive, Copper Cliff.

Thomas Groves, the applicant, was present.

Mauro Manzon, Senior Planner, outlined the report.

The applicant provided comments to the 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:

PL2021-18 McCausland/Landry-Altmann: THAT the City of Greater Sudbury approves the application by Thomas Groves to amend Zoning By-law 2010-100Z by changing the zoning classification from "I" Institutional, to "R1-5 Special", Low Density Residential One Special on lands described as PIN 73599-0239, Parcel 40878 S.E.S., Lot 12, Plan M-1025 in Lot 12, Concession 2, Township of McKim, as outlined in the report entitled "12 Collins Drive, Copper Cliff", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on January 25, 2021, subject to the following conditions:

- a) One (1) required parking space shall be permitted within the required front yard; and,
- b) The height and location of the existing building shall be permitted.

## **Rules of Procedure**

A Recorded Vote was held:

**YEAS:** Councillors 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.

2 953 Howey Drive, Sudbury

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

Report dated December 24, 2020 from the General Manager of Growth and Infrastructure regarding 953 Howey Drive, Sudbury.

Kevin Jarus, Tulloch Engineering, agent for the applicant, was present.

Mauro Manzon, Senior Planner, outlined the report.

The Planning Department responded to questions from the Committee members.

The agent for the applicant responded to questions from the 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:

PL2021-19 Sizer/McCausland: THAT the City of Greater Sudbury denies the application by L.S. Bock Developments Inc. to amend Zoning By-law 2010-100Z by changing the zoning classification from "R2-2", Low Density Residential Two to "R3 Special", Medium Density Residential Special on lands described as PIN 73582-0090, Parcel 13056 S.E.S., Lot 116, Plan M-131 in Lot 3, Concession 3, Township of McKim, as outlined in the report entitled "953 Howey Drive, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on January 25, 2021.

#### Recess

At 3:01 p.m. Committee recessed.

#### Reconvene

At 3:12 p.m. Committee reconvened.

#### Rules of Procedure

Councillor McCausland presented the following amendment:

PL2021-19-A1 Sizer/McCausland: THAT the resolution be amended to be replaced with:

THAT the City of Greater Sudbury approves the application by L.S. Bock Developments Inc. to amend Zoning By-law 2010-100Z by changing the zoning classification from "R2-2", Low Density Residential Two to "R3 Special", Medium Density Residential Special on lands described as PIN 73582-0090, Parcel 13056 S.E.S., Lot 116, Plan M-131 in Lot 3, Concession 3, Township of McKim, subject to the following conditions:

a. That prior to the adoption of the amending by-law, the owner shall meet the following conditions:

- i) Apply for a building permit to the satisfaction of the Chief Building Official; and,
- ii) Rectify outstanding drainage issues and submit a revised design lot grading plan to the satisfaction of the Director of Planning Services;

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

- i) A maximum of four (4) dwelling units within the existing building shall be permitted;
- ii) A rear yard setback of 8.2 metres abutting a railroad right-of-way shall be permitted;
- iii) Lot frontage of 12 metres shall be permitted;
- iv) The location of the existing building shall be permitted;
- v) An opaque fence with a minimum height of 1.5 metres shall be required along the easterly and westerly lot lines from the required front yard setback to the rear lot line in lieu of a planting strip;
- vi) The minimum amount of landscaped open space shall be based on the approved design lot grading plan;
- vii) Parking shall be permitted within the required front yard; and,
- viii) A zero setback shall be permitted for retaining walls along the interior side lot lines.

c. Conditional approval shall lapse on March 9, 2023 unless Condition a above has been met or an extension has been granted by Council.

#### Rules of Procedure

Councillor Sizer presented a friendly amendment to change the date in condition c. to July 9, 2022. The friendly amendment was accepted by Councillor McCausland.

The following is the resolution with the inclusion of the friendly amendment:

PL2021-19-A1 Sizer/McCausland: THAT the resolution be amended to be replaced with:

THAT the City of Greater Sudbury approves the application by L.S. Bock Developments Inc. to amend Zoning By-law 2010-100Z by changing the zoning classification from "R2-2", Low Density Residential Two to "R3 Special", Medium Density Residential Special on lands described as PIN 73582-0090, Parcel 13056 S.E.S., Lot 116, Plan M-131 in Lot 3, Concession 3, Township of McKim, subject to the following conditions:

a. That prior to the adoption of the amending by-law, the owner shall meet the following conditions:

- i) Apply for a building permit to the satisfaction of the Chief Building Official; and,
- ii) Rectify outstanding drainage issues and submit a revised design lot grading plan to the satisfaction of the Director of Planning Services;

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

- i) A maximum of four (4) dwelling units within the existing building shall be permitted;

- ii) A rear yard setback of 8.2 metres abutting a railroad right-of-way shall be permitted;
  - iii) Lot frontage of 12 metres shall be permitted;
  - iv) The location of the existing building shall be permitted;
  - v) An opaque fence with a minimum height of 1.5 metres shall be required along the easterly and westerly lot lines from the required front yard setback to the rear lot line in lieu of a planting strip;
  - vi) The minimum amount of landscaped open space shall be based on the approved design lot grading plan;
  - vii) Parking shall be permitted within the required front yard; and,
  - viii) A zero setback shall be permitted for retaining walls along the interior side lot lines.
- c. Conditional approval shall lapse on July 9, 2022 unless Condition a above has been met or an extension has been granted by Council.

#### Rules of Procedure

A Recorded Vote was held:

**YEAS:** Councillors McCausland, Kirwan

**NAYS:** Councillors Sizer, Landry-Altmann

**LOST**

The following is the original resolution:

PL2021-19 Sizer/McCausland: THAT the City of Greater Sudbury denies the application by L.S. Bock Developments Inc. to amend Zoning By-law 2010-100Z by changing the zoning classification from "R2-2", Low Density Residential Two to "R3 Special", Medium Density Residential Special on lands described as PIN 73582-0090, Parcel 13056 S.E.S., Lot 116, Plan M-131 in Lot 3, Concession 3, Township of McKim, as outlined in the report entitled "953 Howey Drive, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on January 25, 2021.

#### Rules of Procedure

A Recorded Vote was held:

**YEAS:** Councillors McCausland, Kirwan

**NAYS:** Councillors Sizer, Landry-Altmann

**LOST**

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#### Commercial Vehicle Parking Standards

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

Report dated December 23, 2020 from the General Manager of Growth and Infrastructure regarding Commercial Vehicle Parking Standards.

Melissa Riou, 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:

PL2021-20 Landry-Altmann/Sizer: THAT the City of Greater Sudbury approves the proposed By-law amendment, which would permit the parking of commercial vehicles in the form of tow trucks, on Agricultural (A) and Rural (RU) zoned properties, as outlined in the report entitled "Commercial Vehicle Parking Standards", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on January 25, 2021.

Rules of Procedure

A Recorded Vote was held:

**YEAS:** Councillors 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.

**Matters Arising from the Closed Session**

Councillor McCausland reported that the Committee met in Closed Session to deal with (1) Proposed or Pending Acquisition or Disposition of Land Matters and the following resolution emanated therefrom:

PL2021-21 Landry-Altmann/McCausland: THAT the City of Greater Sudbury authorize a 3 year extension to the Right of Entry Agreement and Option Agreement for vacant land north of Fairbank Lake Road, legally described as: PIN 73382-0212(LT), PIN 73382-0213(LT), part of PIN 73382-0726(LT) and part of PIN 73382-0728(LT), Township of Denison, City of Greater Sudbury;

AND THAT the net proceeds of the sale and production agreement be credited to the Capital Financing Reserve Fund;

AND THAT a by-law be prepared to authorize the execution of all required documents.

Rules of Procedure

A Recorded Vote was held:

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

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

Rules of Procedure

Councillor Landry-Altmann requested that Consent Agenda Item C-2 be pulled and dealt with separately.

The following resolution was presented:

PL2021-22 Sizer/McCausland: THAT the City of Greater Sudbury approves Consent Agenda Item C-1.

**CARRIED**

The following are the Consent Agenda items:

### **Routine Management Reports**

C-1      Coniston Seniors Non-Profit Housing Corporation - Application for Modification to a Cost Sharing Agreement

Report dated October 30, 2020 from the General Manager of Growth and Infrastructure regarding Coniston Seniors Non-Profit Housing Corporation - Application for Modification to a Cost Sharing Agreement.

PL2021-23 Sizer/McCausland: THAT the City of Greater Sudbury approves the request for modification to the cost sharing request by the Coniston Seniors Non-Profit Housing Corporation for the upgrading of approximately 283m length of 200mm watermain on Concession Street for the proposed Seniors Development on Part of PIN's 73561-0035 and 75360-1248, Lot 4, Concessions 3 & 4, Township of Neelon, Elm Street, Coniston as outlined in the report entitled "Coniston Seniors Non-Profit Housing Corporation - Application for Modification to a Cost Sharing Agreement", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on January 25, 2021.

**CARRIED**

*Routine Management Report C-2 was deal with separately.*

C-2      339 Harrison Drive, Sudbury

Report dated January 13, 2021 from the General Manager of Growth and Infrastructure regarding 339 Harrison Drive, Sudbury.

Motion for Deferral

Councillor Landry-Altmann moved to defer this item until such time that staff have an update with respect to on going discussions with the applicant.

**DEFERRED**

### **Members' Motions**

No Motions were presented.

### **Correspondence for Information Only**

I-1      Public Art Call - Tom Davies Square Courtyard

Report dated December 17, 2020 from the General Manager of Growth and Infrastructure regarding Public Art Call - Tom Davies Square Courtyard.

For Information Only.

**Addendum**

No Addendum was presented.

**Civic Petitions**

No Civic Petitions were submitted.

**Question Period**

No Questions were asked.

**Adjournment**

PL2021-24 Landry-Altmann/Sizer: THAT this meeting does now adjourn: 4:22 p.m.

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