

Minutes

Planning Committee Minutes of 11/23/20

Location: Tom Davies Square -
Council Chamber /
Electronic
Participation

Commencement: 11:45 AM

Adjournment: 2:39 PM

Councillor Cormier, In the Chair

Present Councillors McCausland, Kirwan, Sizer, Cormier, Landry-Altmann [A 12:15 p.m.]

City Officials Kevin Fowke, General Manager of Corporate Services; David Shelsted, Director of Engineering Services; 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:

PL2020-150 McCausland/Kirwan: THAT the Planning Committee move into Closed Session to deal with four (4) Proposed or Pending Acquisition or Disposition of Land Matters:

- Sale of Property - Lourdes Street, Sudbury
- Purchase of Land - MR 35, Chelmsford
- Purchase of Land - MR 35, Chelmsford
- Purchase of Land - MR 35, Chelmsford

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

CARRIED

At 11:47 a.m. the Planning Committee moved into Closed Session.

Recess At 12:02 p.m. the Planning Committee recessed.

Reconvene At 1:00 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

City Officials Alex Singbush, Acting Director of Planning Services; Robert Webb, Supervisor of Development Engineering; Kris Longston, Manager, Community and Strategic Planning; Mauro Manzon, Senior Planner; Glen Ferguson, Senior Planner; Melissa Riou, Senior Planner; Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk; Lisa Locken, 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

1 380 Second Avenue North, Sudbury

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

Report dated October 30, 2020 from the General Manager of Growth and Infrastructure regarding 380 Second Avenue North, Sudbury.

Amber Salach and Justen Waldek, Yallowega Belanger Salach Architecture, agents for the applicants and Lisa Chamberland, the applicant were present.

Mauro Manzon, Senior Planner, outlined the report.

The Planning Department responded to questions from the Committee members.

The agent for the applicant and 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:

PL2020-151 Kirwan/Sizer: THAT the City of Greater Sudbury approves the application by Barrydowne Animal Hospital to amend Zoning By-law 2010-100Z by changing the zoning

classification from "H14C2(80)", Holding General Commercial Special to a revised "C2(80)", General Commercial Special on lands described as PIN 73573-0006, Parcel 53669 S.E.S., Parts 1, 3 & 4, Plan 53R-15217 in Lot 12, Concession 4, Township of Neelon, as outlined in the report entitled "380 Second Avenue North, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on November 23, 2020, subject to the following conditions:

a) That the H14 holding provision be deleted; and,

b) That the "C2(80)", General Commercial Special zoning be amended in order to permit the following uses:

art gallery, commercial recreation centre, commercial school, custom print or copy shop, institutional use, office, personal service shop, pet grooming establishment, pharmacy, residential uses as permitted under Table 7.1, restaurant, retail store, scientific or medical laboratory, veterinary clinic and related accessory uses.

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

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

2

0 Gravel Drive, Hanmer

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

Report dated November 2, 2020 from the General Manager of Growth and Infrastructure regarding 0 Gravel Drive, Hanmer.

Mike Leblanc, the applicant, was present.

Glen Ferguson, Senior Planner, outlined the report.

The Planning Department responded to questions from the Committee members.

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.

Rules of Procedure

The Chair asked concurrence of the Committee to present alternate resolutions.

The following alternate resolutions were presented:

Resolution Regarding Official Plan Amendment:

PL2020-152 Kirwan/McCausland: THAT the City of Greater Sudbury approves the application by Michael and Carole Leblanc to amend the Official Plan for the City of Greater Sudbury in order to facilitate the creation of one new rural lot with both the proposed severed and retained lands having a minimum of 61 metres of lot frontage onto a public road, on those lands

described as PINs 73504-3070 & 73504-3071, Parcel 18575, Part 1, Plan 53R-20725, as outlined in the report entitled "0 Gravel Drive, Hanmer", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on November 23, 2020.

Rules of Procedure

A Recorded Vote was held:

YEAS: Councillors McCausland, Kirwan, Landry-Altmann, Cormier

NAYS: Councillor Sizer

CARRIED

Resolution Regarding Rezoning:

PL2020-153 Kirwan/Landry-Altmann: THAT the City of Greater Sudbury approves the application by Michael and Carole Leblanc to amend By law 2010-100Z being the Zoning By law for the City of Greater Sudbury by changing the zoning classification on a portion of the lands from "RU", Rural to "RU(S)", Rural Special, on those lands described as PINs 73504-3070 & 73504-3071, Parcel 18575, Part 1, Plan 53R-20725, as outlined in the report entitled "0 Gravel Drive, Hanmer", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on November 23, 2020, subject to a condition that the amending zoning by-law contain a site-specific development standard permitting minimum lot frontages of 61 metres.

Rules of Procedure

A Recorded Vote was held:

YEAS: Councillors McCausland, Kirwan, Landry-Altmann, Cormier

NAYS: Councillor Sizer

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:

PL2020-154 Sizer/Kirwan: THAT the City of Greater Sudbury authorize the sale of 291 Lourdes Street, Sudbury, legally described as PIN 73583-0183(LT) and PIN 73584-0882(LT), City of Greater Sudbury;

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 Capital Financing Reserve Fund -General.

CARRIED

PL2020-155 Sizer/McCausland: THAT the City of Greater Sudbury authorize the purchase of part of 4446 Municipal Road 35, Chelmsford, legally described as part of PIN's

73347-0908(LT) and 73347-0038(LT) being Parts 1, 2 and 3, Plan 53R-21288, 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.

CARRIED

PL2020-156 Kirwan/Landry-Altmann: THAT the City of Greater Sudbury authorize the purchase of part of 4496 Municipal Road 35, Chelmsford, legally described as part of PIN 73347-1276(LT), Part 5, Plan 53R-21288, 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.

CARRIED

PL2020-157 Sizer/Landry-Altmann: THAT the City of Greater Sudbury authorize the purchase of part of 4514 Municipal Road 35, Chelmsford, legally described as part of PIN 73347-0866(LT), being Parts 1 and 2, Plan 53R-21300 and Part 4, Plan 53R-21288, 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.

CARRIED

Adopting, Approving or Receiving Items in the Consent Agenda

The following resolution was presented:

PL2020-158 Kirwan/Sizer: THAT the City of Greater Sudbury approves Consent Agenda Items C-1 to C-3.

CARRIED

The following are the Consent Agenda Items:

Routine Management Reports

C-1 Cote Boulevard, Hanmer

Report dated October 30, 2020 from the General Manager of Growth and Infrastructure regarding Cote Boulevard, Hanmer.

PL2020-159 Kirwan/Sizer: THAT the City of Greater Sudbury's delegated official be directed to amend the conditions of draft approval for the draft plan of subdivision on lands described as Part of PIN 73508-1102, Part of Parcel 698 S.E.S., in Lot 12, Concession 3, Township of Capreol, City of Greater Sudbury, File 780 7/08006, in the report entitled "Cote Boulevard,

Hanmer”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on November 23, 2020, as follows:

a) By deleting Condition #10 and replacing it with the following:

“That this draft approval shall lapse on September 30, 2022.”

b) By deleting Condition #13 and replacing it with the following:

“That Street E will require a sidewalk to be constructed on both sides of the roadway as it will be designated a Collector Road.”

c) By adding the following to Condition #19:

“The geotechnical engineer will be required to address On-site and Excess Soil Management when O. Reg. 406/19 comes into force. A soils caution agreement shall be registered on title, if required, to the satisfaction of the Chief Building Official and the City Solicitor. The owner shall be responsible for the legal costs of preparing and registering the agreement.”

d) By adding the following to Condition #20:

“A lot grading agreement shall be registered on title, if required, to the satisfaction of the Director of Planning Services and the City Solicitor. The owner shall be responsible for the legal costs of preparing and registering the agreement.”

e) By deleting Condition #21 and adding the following as Condition #35:

“A stormwater management report and associated plans must be submitted by the Owner’s Consulting Engineer for approval by the City. The report must address the following requirements:

- The underground storm sewer system within the plan of subdivision must be designed to accommodate and/or convey the minor storm flow, that is, the rainfall runoff resulting from the subject site and any external tributary areas using the City’s 5 year design storm. The permissible minor storm discharge from the subject development must be limited to the existing pre-development site runoff resulting from a 5 year design storm. Any resulting post development runoff in excess of this permissible discharge rate must be controlled and detained within the plan of subdivision.
- The underground storm sewer system within future right-of-way classified as collector, within the plan of subdivision must be designed to accommodate and/or convey the minor storm flow, that is, the rainfall runoff resulting from the subject site and any external tributary areas using the City’s 10 year design storm.
- The overland flow system within the plan of subdivision must be designed to accommodate and/or convey the major storm flow, that is, the rainfall runoff resulting from the subject site and any external tributary areas using the City’s 100 year design storm or Regional storm event, whichever is greater, without causing damage to proposed and adjacent public and private properties. The permissible major storm discharge from the subject development must be limited to the existing pre-development runoff resulting from a 100 year design storm or Regional storm event, whichever is greater.
- “Enhanced” level must be used for the design of stormwater quality controls as defined by the Ministry of the Environment, Conservation and Parks.
- Stormwater management must follow the recommendations of the Whitson River

Subwatershed Study.

- The drainage catchment boundary including external tributary catchments and their respective area must be clearly indicated with any stormwater management plan.
- The final grading of the lands shall be such that the surface water originating on or tributary to the said lands, including roof water from buildings and surface water from paved areas, will be discharged in a manner satisfactory to the General Manager of Growth and Infrastructure.
- Minor storm drainage from the plan of subdivision shall not be drained overland onto adjacent properties.
- Existing drainage patterns on adjacent properties shall not be altered unless explicit permission is granted.

The owner shall be responsible for the design and construction of any required stormwater management works to the satisfaction of the General Manager of Growth and Infrastructure as part of the servicing plans for the subdivision and the owner shall dedicate the lands for stormwater management works as a condition of this development.

f) By adding the following as Condition #36:

“That Streets F, A, B, C and D must connect to St. Michel Street as part of the development.”

g) By adding the following as Condition #37:

“That in accordance with Section 59(4) of the Development Charges Act, a notice of agreement shall be registered on title to ensure that persons who first purchase the subdivided land after registration of the plan of subdivision are informed, at the time the land is transferred, of all development charges related to development.”

h) By adding the following as Condition #38:

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

CARRIED

C-2 Kingsway Boulevard, Sudbury

Report dated October 30, 2020 from the General Manager of Growth and Infrastructure regarding Kingsway Boulevard, Sudbury.

PL2020-160 Kirwan/Sizer: THAT the City of Greater Sudbury’s delegated official be directed to amend the conditions of draft approval for a plan of subdivision on those lands described as PINs 73561-0258, 73561-0261 & 73561-0264, Lots 9 & 10, Concession 4, Township of Neelon, File # 780-6/10002, in the report entitled “Kingsway Boulevard, Sudbury”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on November 23, 2020, upon payment of the City’s processing fee in the amount of \$2266.17, as follows:

1. In Conditions #2, 3, 4, 5, 7, and 28 by replacing the word ‘Municipality’ or ‘City of Greater Sudbury’ with ‘City’;

2. By deleting Condition #18 and replacing it with the following:

“18. A stormwater management report and associated plans must be submitted by the

Owner's Consulting Engineer for approval by the City and the Nickel District Conservation Authority. The report must address the following requirements:

- The underground storm sewer system within the plan of subdivision must be designed to accommodate and/or convey the minor storm flow, that is, the rainfall runoff resulting from the subject site and any external tributary areas using the City's 5 year design storm. The permissible minor storm discharge from the subject development must be limited to the existing pre-development site runoff resulting from a 5 year design storm. Any resulting post development runoff in excess of this permissible discharge rate must be controlled and detained within the plan of subdivision.
- The underground storm sewer system within future right-of-way classified as collector, within the plan of subdivision must be designed to accommodate and/or convey the minor storm flow, that is, the rainfall runoff resulting from the subject site and any external tributary areas using the City's 10 year design storm.
- The overland flow system within the plan of subdivision must be designed to accommodate and/or convey the major storm flow, that is, the rainfall runoff resulting from the subject site and any external tributary areas using the City's 100 year design storm or Regional storm event, whichever is greater, without causing damage to proposed and adjacent public and private properties. The permissible major storm discharge from the subject development must be limited to the existing pre-development runoff resulting from a 100 year design storm or Regional storm event, whichever is greater.
- "Enhanced" level must be used for the design of stormwater quality controls and 20% overcontrol of peak flows as defined by the Ministry of the Environment, Conservation and Parks.
- Stormwater management must follow the recommendations of the Ramsey Lake Subwatershed Study.
- The drainage catchment boundary including external tributary catchments and their respective area must be clearly indicated with any stormwater management plan.
- The final grading of the lands shall be such that the surface water originating on or tributary to the said lands, including roof water from buildings and surface water from paved areas, will be discharged in a manner satisfactory to the General Manager of Growth and Infrastructure.
- Minor storm drainage from the plan of subdivision shall not be drained overland onto adjacent properties.
- Existing drainage patterns on adjacent properties shall not be altered unless explicit permission is granted.

The owner shall be responsible for the design and construction of any required stormwater management works to the satisfaction of the General Manager of Growth and Infrastructure as part of the servicing plans for the subdivision and the owner shall dedicate the lands for stormwater management works as a condition of this development."

3. By deleting Condition #10 and replacing it with the following:

"10. That this draft approval shall lapse on October 26, 2022."

4. By deleting Condition #25 and replacing it with the following:

"25. That the applicant/owner shall provide to the City, as part of the submission of servicing plans a Sediment and Erosion Control Plan detailing the location and types of sediment and erosion control measures to be implemented during the construction of each phase of the project. Said plan shall be to the satisfaction of the General Manager of Growth and Infrastructure and the Nickel District Conservation Authority. The siltation control shall remain in place until all disturbed areas have been stabilized. All sediment and erosion control measures shall be inspected daily to ensure that they are functioning properly and are maintained and/or updated as required. If the sediment and erosion control measures are not functioning properly, no further work shall occur until the sediment and/or erosion problem is addressed."

5. In Condition #34 and 37, by replacing the word 'developer' with 'owner'.

6. In Condition #9 and 39, by adding the word 'Services' after the words 'Director of Planning'.

7. In Condition #40, by deleting the reference to the General Manager of Growth and Development.

CARRIED

C-3 185 & 227 Lorne Street, Sudbury

Report dated November 2, 2020 from the General Manager of Growth and Infrastructure regarding 185 & 227 Lorne Street, Sudbury.

PL2020-161 Kirwan/Sizer: THAT the City of Greater Sudbury approves the application by Oldenburg Inc. to extend the approval of a Zoning By-law Amendment Application, File # 751-6/15-26, on those lands described as PINs 73585-0909 & 73585-1128 & Part of PIN 73585-1085, Lots 88 & 89, Plan M-31S, Part of Alder Street Located South of Victoria Street & North of Willow Street, Lot 6, Concession 3, Township of McKim, for a period of one year until November 22, 2021, as outlined in the report entitled "185 & 227 Lornes Street, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on November 23, 2020.

CARRIED

Managers' Reports

R-1 Commercial Vehicle Parking Standards

Report dated October 22, 2020 from the General Manager of Growth and Infrastructure regarding Commercial Vehicle Parking Standards.

The following resolution was presented:

PL2020-162 Sizer/Landry-Altmann: THAT the City of Greater Sudbury directs staff to initiate an amendment to the Zoning By-law to permit commercial vehicle (tow truck) parking within the Agricultural and Rural Zones, 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 November 23, 2020.

CARRIED

Members' Motions

No Motions were presented.

Correspondence for Information Only

I-1 Review of Draft Approved Plan of Subdivision Extensions - Section 19.4.2 of the Official Plan

Report dated November 2, 2020 from the General Manager of Growth and Infrastructure regarding Review of Draft Approved Plan of Subdivision Extensions - Section 19.4.2 of the Official Plan.

For Information Only.

Addendum

No Addendum was presented.

Civic Petitions

No Civic Petitions were submitted.

Question Period

No Questions were asked.

Adjournment

PL2020-163 McCausland/Kirwan: THAT this meeting does now adjourn. Time: 2:39 p.m.

CARRIED

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