

## Minutes

### Planning Committee Minutes of 11/9/20

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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: 4:11 PM

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### Councillor Cormier, In the Chair

Present Councillors McCausland [A 12:19 p.m.], Kirwan, Sizer [A 12:20 p.m.], Cormier, 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:

PL2020-135 Kirwan/Landry-Altmann: THAT the City of Greater Sudbury moves into Closed Session to deal with one (1) Proposed or Pending Acquisition or Disposition of Land Matters:

- Purchase of Property - Main Street, Chelmsford

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 12:25 p.m., the Planning Committee recessed.

Reconvene At 1:03 p.m., the Planning Committee commenced the Open Session in the Council Chamber.

### Councillor Cormier, In the Chair

Present	Councillors McCausland, Kirwan, Sizer, Cormier [D 3:18 p.m.], Landry-Altmann [A 1:20 p.m.]  Councillor Lapierre
City Officials	Alex Singbush, Manager of Development Approvals; Robert Webb, Supervisor of Development Engineering; Kris Longston, Manager, Community and Strategic Planning; Keith Forrester, Manager of Real Estate; Mauro Manzon, Senior Planner; Melissa Riou, Senior Planner; Ed Landry, Senior Planner of Communication and Strategic Planning; Joe Rocca, Traffic and Asset Management Supervisor; 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      800 Notre Dame Street West, Azilda

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

Report dated October 16, 2020 from the General Manager of Growth and Infrastructure regarding 800 Notre Dame Street West, Azilda.

Reina Belanger, the applicant, was 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:

PL2020-136 McCausland/Kirwan: THAT the City of Greater Sudbury approves the application by Richard Belanger to amend Zoning By-law 2010-100Z by changing the zoning classification from "RU", Rural to "R1-5", Low Density Residential One on lands described as Part of PIN 73347-0745, Part of Parcel 30246 S.W.S., Part of Part 1, Plan 53R-11563 in Lot 7, Concession 2, Township of Rayside, as outlined in the report entitled "800 Notre Dame Street West, Azilda", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on November 9, 2020, subject to the following conditions:

a) That the owner provides the Development Approvals Section with a final plan of survey in order to enact the amending by-law; and,

b) Conditional approval shall lapse on November 24, 2022 unless Condition a) above has been met or an extension has been granted by Council.

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

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

*Councillor Landry-Altman arrived at 1:20 p.m.*

2      Deschene Road and Philippe Street, Hanmer

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

Report dated October 16, 2020 from the General Manager of Growth and Infrastructure regarding Deschene Road and Philippe Street, Hanmer.

Dave Dorland, D.S. Dorland Ltd., agent for the applicant and Marty Roy, Keystone Homes Inc., the applicant, were present.

Mauro Manzon, Senior Planner, outlined the report.

The Planning Department responded to questions from the Committee members.

Rules of Procedure

The Committee, by two-thirds majority, allowed Councillor Lapierre to speak to the matter.

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:

PL2020-137 Kirwan/Sizer: THAT the City of Greater Sudbury approves the application by Keystone Homes Inc. to amend Zoning By-law 2010-100Z by changing the zoning classification from "RU", Rural and "H43C2", Holding General Commercial to "R3 Special", Medium Density Residential Special, "OSP Special", Open Space Private Special and "C2", General Commercial on lands described as PIN 73504-3102 and Part of PIN 73504-2283, Part of Parcel 11271 S.E.S., Part 3, Plan 53R-21074 in Lot 5, Concession 3, Township of Hanmer, as outlined in the report entitled "Deschene Road and Philippe Street, Hanmer", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on November 9, 2020, subject to the following conditions:

a) That prior to the adoption of the amending by-law, the following condition shall be addressed:

i) That the owner provides the Development Approvals Section with a final plan of survey in order to enact the amending by-law. The survey shall delineate the lands to be rezoned R3

Special, OSP Special and C2 as set out on the preliminary site plan prepared by D.S. Dorland Limited and dated June 23, 2020 to the satisfaction of the Director of Planning Services;

b) That the amending by-law include the following site-specific provisions:

i) The only permitted uses on lands to be rezoned R3 Special shall be row dwellings with a maximum eighty (80) dwelling units and related accessory uses including a common amenity building;

ii) A gazebo and pavilion shall be permitted as accessory uses to an outdoor recreation area on lands to be rezoned OSP Special;

iii) For the purposes of this by-law, a pavilion shall be defined as a light building in an open space area used as shelter or for private entertainment.

c) Conditional approval shall lapse on November 24, 2022 unless Condition a) above has been met or an extension has been granted by Council.

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

**CARRIED**

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

### **Matters Arising from the Closed Session**

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

PL2020-138 Kirwan/Landry-Altmann: THAT the City of Greater Sudbury authorize the sale of 22 Main Street, Chelmsford, legally described as PIN 73349-1361 (LT), Township of Balfour;

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**

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

Councillor Kirwan requested that Consent Agenda Items C-4 and C-5 be pulled and dealt with separately.

The following resolution was presented:

PL2020-139 Sizer/McCausland: THAT the City of Greater Sudbury approves Consent Agenda Items C-1 to C-3 and C-6.

**CARRIED**

The following are the Consent Agenda Items:

### **Routine Management Reports**

PL2020-140 Sizer/McCausland: 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 73505-0993 & 73505-0964, Part of Parcel 16001 SES, Part 20, Plan 53R-17595, Lot 7, Concession 2, Township of Hanmer, File # 780-7/05006, in the report entitled "Larocque Avenue & Municipal Road 80, Val Therese", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on November 9, 2020, upon payment of Council's processing fee in the amount of \$1316.50 as follows:

1. In Conditions 2, 3, 4, 5, 7, 9, 15, 26, 33 by replacing the word 'Municipality' or 'City of Greater Sudbury' with 'City';

2. By deleting Condition #11 and replacing it with the following:

"11. 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 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. The geotechnical information on building foundations shall be to the satisfaction of the Chief Building Official and Director of Planning Services and the Nickel District Conservation Authority. 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, if required, shall be registered on title, to the satisfaction of the Chief Building Official and City Solicitor."

3. By deleting Condition #17 and replacing it with the following:

"17. The owner agrees to provide for review and approval the required soils report, storm water, water, sanitary sewer and lot grading master planning reports and plans to the General Manager of Growth and Infrastructure and to the Nickel District Conservation Authority prior to the submission of servicing plans."

4. By replacing the word 'Siltation' with 'Sediment and Erosion' in Condition #18.

5. By inserting the following new second sentence in Condition #20:

"The report must demonstrate that each noted lot has a sufficient developable area outside of the flood plain to the satisfaction of the Nickel District Conservation Authority."

6. By deleting Condition #27 and replacing it with the following:

"27. That this draft approval shall lapse on October 14, 2022."

7. By adding a new clause (iii) in Condition #34:

"(iii) The owner provides the City with a 10 m easement to construct a pedestrian path along the future Lillian Street extension right-of-way and along the future Jeanne D'Arc Street right-of-way until such time as these road connections are constructed."

**CARRIED**

PL2020-141 Sizer/McCausland: THAT the City of Greater Sudbury's delegated official be directed to amend the conditions of draft plan approval for a plan of subdivision on those lands described as All of Plan M-1103, together with Part of PIN 73502-0711, Lot 6, Concession 6, Township of Blezard, City of Greater Sudbury, File 780-7/05003, as outlined in the report entitled "Main Street and Donald Street, Val Caron", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on November 9, 2020, upon payment of City's processing fee in the amount of \$3,176.75 as follows:

a) By adding the following clause to Condition #12: "The geotechnical engineer will be required to address On-site and Excess Soil Management when the regulation comes into force."

b) By deleting Conditions #14, 15 and 16;

c) By deleting Condition #17 and replacing it with the following:

"The 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 Conservation Sudbury. 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."

d) By amending the lapsing date in Condition #31 to November 30, 2023;

e) By replacing the reference to Union Gas with Enbridge Gas in Condition #37;

f) By adding the following as Condition #42:

"The owner shall review the street configuration of the subdivision to reduce the amount of cul-de-sacs shown to improve traffic flow and to aid in winter control snow removal."

g) By adding the following as Condition #43:

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.

h) By adding the following as Condition #44:

"The owner shall submit a stormwater management report to the satisfaction of Conservation Sudbury."

**CARRIED**

C-3 25 Fir Lane, Sudbury - Declaration of Surplus Vacant Land

PL2020-142 Sizer/McCausland: THAT the City of Greater Sudbury declare surplus to the City's needs 25 Fir Lane, Sudbury, legally described as PIN 02138-0103(LT), Township of McKim;

AND THAT the vacant land be offered for sale to the abutting property owner pursuant to the procedures governing the sale of limited marketability surplus land as outlined in the report entitled "25 Fir Lane, Sudbury - Declaration of Surplus Vacant Land", from the General Manager of Corporate Services, presented at the Planning Committee meeting on November 9, 2020.

**CARRIED**

C-6 Part of Unopened Dufferin Street, Sudbury - Road Closure

PL2020-143 Sizer/McCausland: THAT the City of Greater Sudbury close by by-law part of unopened Dufferin Street, Sudbury, legally described as PIN 02135-0260(LT), part of Dufferin Street, being part of Block B, Plan 3SA, City of Greater Sudbury, and that the land be utilized as a municipal parking lot, all in accordance with the report entitled "Part of Unopened Dufferin Street, Sudbury - Road Closure", from the General Manager of Corporate Services, presented at the Planning Committee meeting on November 9, 2020.

**CARRIED**

*Consent Agenda Items C-4 and C-5 were dealt with separately:*

C-4 Howey Drive, Sudbury - Declaration of Surplus Vacant Land

The following resolution was presented:

PL2020-144 Sizer/McCausland: THAT the City of Greater Sudbury declare surplus to the City's needs the vacant land north of Howey Drive, Sudbury, legally described as part of PIN 73582-0150(LT), being Lots 106 & 107 on Plan M-131, Township of McKim;

AND THAT the vacant land be offered for sale to the abutting property owner to the east pursuant to the procedures governing the sale of limited marketability surplus land as outlined in the report entitled "Howey Drive, Sudbury - Declaration of Surplus Vacant Land", from the General Manager of Corporate Services, presented at the Planning Committee meeting on November 9, 2020.

Rules of Procedure

A Recorded Vote was held:

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

**NAYS:** Councillor Kirwan

**CARRIED**

C-5 168 Fourth Avenue, Sudbury - Declaration of Surplus Vacant Land

The following resolution was presented:

PL2020-145 Sizer/Landry-Altmann: THAT the City of Greater Sudbury declare surplus to the City's needs 168 Fourth Avenue, Sudbury, legally described as PIN 73577-0421(LT) and offer the land for sale to the abutting owner(s) pursuant to the procedures governing the sale of limited marketability surplus land, Property By-law 2008-174, as outlined in the report entitled "168 Fourth Avenue, Sudbury - Declaration of Surplus Vacant Land", from the General Manager of Corporate Services, presented at the Planning meeting on November 9, 2020.

Rules of Procedure

A Recorded Vote was held:

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

**NAYS:** Councillor Kirwan

**CARRIED**



## **Managers' Reports**

### **R-1      Residential Parking Standards Review**

Report dated October 15, 2020 from the General Manager of Growth and Infrastructure regarding Residential Parking Standards Review.

The following resolution was presented:

PL2020-146 Kirwan/Sizer: THAT the City of Greater Sudbury directs staff to initiate an amendment to the zoning by-law to incorporate new Residential Parking Standards no later than the end of Q1 2021, as outlined in the report entitled "Residential Parking Standards Review", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on November 9, 2020.

**CARRIED**

### **Change of Chair**

At 3:17 p.m., Councillor Cormier, vacated the chair.

## **Councillor Kirwan, In the Chair**

*Councillor Cormier departed at 3:18 p.m.*

### **R-2      Small and Tiny Homes**

Report dated October 15, 2020 from the General Manager of Growth and Infrastructure regarding Small and Tiny Homes.

The following resolution was presented:

PL2020-147 McCausland/Sizer: THAT the City of Greater Sudbury directs staff to undertake the action items set out in the report entitled "Small and Tiny Homes", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on November 9, 2020 as part of the 2021 Work Plan.

**CARRIED**

## **Referred and Deferred Matters**

### **R-3      Greenwood Subdivision, Sudbury**

Report dated October 16, 2020 from the General Manager of Growth and Infrastructure regarding Greenwood Subdivision, Sudbury.

#### **Motion for Deferral**

Councillor Landry-Altmann moved to defer this item to the Planning Committee Meeting of December 14, 2020 to allow ward Councillor Leduc to be present.

**DEFERRED**

## **Members' Motions**

No Motions were presented.

### **Correspondence for Information Only**

#### **I-1      Bill 108 and the Ontario Heritage Act**

Report dated October 7, 2020 from the General Manager of Growth and Infrastructure regarding Bill 108 and the Ontario Heritage Act.

For Information Only.

The following resolution was presented:

PL2020-148 Sizer/Landry-Altmann: THAT the City of Greater Sudbury directs staff to forward the "Bill 108 and the Ontario Heritage Act" report presented at the November 9, 2020 Planning Committee meeting as the City's comments on the proposed Heritage Act Regulations, as outlined in the October 7, 2020 report from the General Manager of Growth and Infrastructure.

**CARRIED**

### **Addendum**

No Addendum was presented.

### **Civic Petitions**

No Civic Petitions were submitted.

### **Question Period**

No Questions were asked.

### **Adjournment**

PL2020-149 Landry-Altmann/McCausland: THAT this meeting does now adjourn. Time: 4:11 p.m.

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