

## Minutes

### Planning Committee Minutes of 10/5/20

Location: Tom Davies Square -  
Council Chamber /  
Electronic  
Participation

Commencement: 1:01 PM

Adjournment: 1:52 PM

## Councillor Cormier, In the Chair

Present Councillors McCausland, Kirwan, Cormier, Landry-Altmann

City Officials Alex Singbush, Acting Director of Planning Services; Robert Webb, Supervisor of Development Engineering; Kris Longston, Manager of Community and Strategic Planning; Mauro Manzon, Senior Planner; Wendy Kaufman, Senior Planner; Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk; Anessa Basso, Clerk's Services Assistant; Franca Bortolussi, Administrative Assistant to City Solicitor and Clerk

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

None declared.

### Public Hearings

- 1 Design de Plume Inc. - Application for rezoning to enable the use of the site as a business office, 131 Pine Street, Sudbury

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

Report dated September 11, 2020 from the General Manager of Growth and Infrastructure regarding Design de Plume Inc. - Application for rezoning to enable the use of the site as a business office, 131 Pine Street, Sudbury.

Melissa Deschenes, Jennifer Taback and Meggan Van Harten, the applicants, were present.

Wendy Kaufman, Senior Planner, outlined the report.

The Planning Department responded to questions from the Committee members.

The applicants provided comments to 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:

PL2020-118 McCausland/Kirwan: THAT the City of Greater Sudbury approves the application by Design de Plume Inc. to amend Zoning By-law 2010-100Z by changing the zoning classification on the subject lands from "C4(5)", Office Commercial Special, to an amended "C4(5), Office Commercial Special on those lands described as PIN 02135-0227, Part of Lots 41 & 42, Plan 3-S, Lot 6, Concession 4, Township of McKim, as outlined in the report entitled "Design de Plume Inc.", from the General Manager of Growth and Infrastructure presented at the Planning Committee meeting on October 5, 2020, subject to the following conditions:

1. That the amending zoning by-law for the C4(5), Office Commercial Special include the following site-specific provisions:

i. Three parking spaces and no loading space shall be provided for a business office; and

ii. Updating the provision which states that the existing building, as located, is permitted, by adding reference to the date September 9, 2020.

2. That prior to the enactment of the amending by-law, that the owner shall paint the parking spaces lines to clearly reflect the number of parking spaces to the satisfaction of the Director of Planning Services; and

3. Conditional approval shall lapse on October 20, 2022 unless Condition 2 above has been met or an extension has been granted by Council.

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

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

2 Michel Holdings Limited - Application for rezoning in order to convert a mixed-use building into a duplex dwelling, 431 Linda Street, Sudbury

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

Report dated September 11, 2020 from the General Manager of Growth and Infrastructure regarding Michel Holdings Limited - Application for rezoning in order to convert a mixed-use building into a duplex dwelling, 431 Linda Street, Sudbury.

Mario Michel, 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:

PL2020-119 Landry-Altmann/McCausland: THAT the City of Greater Sudbury approves the application by Michel Holdings Limited to amend Zoning By-law 2010-100Z by changing the zoning classification from "R2-2(2)", Low Density Residential Two Special to a revised "R2-2 Special", Low Density Residential Two Special on lands described as PIN 73596-0518, Parcel 31390 S.E.S., Part 1, Plan SR-775 in Lot 7, Concession 1, Township of McKim, as outlined in the report entitled "Michel Holdings Limited", from the General Manager of Growth and Infrastructure presented at the Planning Committee meeting on October 5, 2020, subject to the following conditions:

- a. Lot frontage of 15 metres shall be permitted;
- b. The location of the existing building shall be permitted;
- c. The minimum setback for steps and landings from the westerly interior side lot line shall be 0.23 metre.

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

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

3 J. Corsi Developments Inc. – Application for Zoning By-Law Amendment, Corsi Hill, Sudbury

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

Report dated September 11, 2020 from the General Manager of Growth and Infrastructure regarding J. Corsi Developments Inc. – Application for Zoning By-Law Amendment, Corsi Hill, Sudbury.

Kevin Jarus, agent for the applicant, was present.

Wendy Kaufman, 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:

PL2020-120 Kirwan/McCausland: THAT the City of Greater Sudbury approves the application by J. Corsi Developments Inc. to amend Zoning By-law 2010-100Z by changing the zoning classification on the subject lands from "OSP", Open Space Private, to "R1-5", Low Density Residential One in order to permit the development of a nine lot residential subdivision on those lands described as PIN 73588-0987, Part 1, Plan 53R-14036 Except Pt. 1, Plan 53R-17900 & Plan 53M-1356, Lot 8, Concession 2, Township of McKim, as outlined in the

report entitled "J. Corsi Developments Inc.", from the General Manager of Growth and Infrastructure presented at the Planning Committee meeting on October 5, 2020, subject to the following conditions:

1. That the owner provide the Development Approvals Section with a registered survey plan outlining the lands to be rezoned to enable the preparation of an amending by-law.
2. That the lands on the draft plan of subdivision be rezoned as follows:
  - i) That Lots 1 to 9 be zoned "R1-5(S)", Low Density Residential One Special; and
  - ii) That Block 11 be zoned "OSC", Open Space Conservation.
3. That the amending by-law for the lands to be zoned R1-5 Special include the following site-specific provision:
  - i) That all lots are designated as an area of "Site Plan Control" pursuant to Section 41 of the Planning Act, RSO 1990, Chapter P.13.
4. Conditional approval shall lapse on October 20, 2022 unless Condition #1 above has been met or an extension has been granted by Council.

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

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

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

The following resolution was presented:

PL2020-121 Landry-Altmann/Kirwan: 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      Part of Romanet Lane south of Van Horne and north of Elgin Street, Sudbury - Lane Closure and Declaration of Surplus Land

Report dated September 14, 2020 from the General Manager of Corporate Services regarding Part of Romanet Lane south of Van Horne and north of Elgin Street, Sudbury - Lane Closure and Declaration of Surplus Land.

PL2020-122 Landry-Altmann/Kirwan: THAT the City of Greater Sudbury close by by-law and declare surplus to the City's needs part of Romanet Lane, south of Van Horne and north of Elgin Street, Sudbury, legally described as PIN 73584-0917(LT), and offer the land for sale to the abutting owner(s) pursuant to the procedures governing the sale of limited marketability surplus land as outlined in Property By-law 2008-174, as outlined in the report entitled "Part of Romanet Lane south of Van Horne and north of Elgin Street, Sudbury - Lane Closure and Declaration of Surplus Land", from the General Manager of Corporate Services presented at

the Planning Committee meeting on October 5, 2020.

**CARRIED**

C-2 Part of Nottingham Avenue, Sudbury - Road Closure and Declaration of Surplus Land

Report dated September 14, 2020 from the General Manager of Corporate Services regarding Part of Nottingham Avenue, Sudbury - Road Closure and Declaration of Surplus Land.

PL2020-123 Landry-Altmann/Kirwan: THAT the City of Greater Sudbury close by by-law and declare surplus to the City's needs part of Nottingham Avenue, Sudbury, and part of a one foot reserve legally described as part of PIN's 73576-0121 and 73576-0174(LT), being Parts 5, 7, 9 and 11 on Plan 53R-21176, and reconvey the land to the developer, as outlined in the report entitled "Part of Nottingham Avenue, Sudbury - Road Closure and Declaration of Surplus Land", from the General Manager of Corporate Services presented at the Planning Committee meeting on October 5, 2020.

**CARRIED**

C-3 Deeming By-law for Lot 8 & 9, Plan M-38, 0 & 477 Kirkwood Drive

Report dated September 11, 2020 from the General Manager of Growth and Infrastructure regarding Deeming By-law for Lot 8 & 9, Plan M-38, 0 & 477 Kirkwood Drive.

PL2020-124 Landry-Altmann/Kirwan: THAT the City of Greater Sudbury approves designating Lot 8 & Lot 9, Plan M-38 as being deemed not to be part of a registered plan for the purposes of Section 50(3) of the Planning Act, as outlined in the report entitled "Deeming By-law", from the General Manager of Growth and Infrastructure presented at the Planning Committee meeting on October 5, 2020; AND THAT staff be directed to prepare a by-law for Council to enact deeming Lot 8 & Lot 9, Plan M-38 not to be part of a plan of subdivision for the purposes of Subsection 50(3) of the Planning Act.

**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**

PL2020-125 Landry-Altmann/McCausland: THAT this meeting does now adjourn. Time 1:52 p.m.

**CARRIED**

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