

## Minutes

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

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Location: Tom Davies Square -  
Council Chamber /  
Electronic  
Participation

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Commencement: 12:18 PM

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Adjournment: 2:01 PM

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## Councillor Cormier, In the Chair

Present	Councillors McCausland, Kirwan, Sizer, Cormier, Landry-Altman
City Officials	Keith Forrester, Manager of Real Estate; Shawn Turner, Director of Assets and Fleet Services; Akli Ben-Anteur, Project Engineer; Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk; Christine Hodgins, Legislative Compliance Coordinator
Closed Session	<p>The following resolution was presented:</p> <p>PL2020-92 Cormier/Kirwan: THAT the City of Greater Sudbury moves into Closed Session to deal with one (1) Proposed or Pending Acquisitions or Dispositions of Land Matters:</p> <ul style="list-style-type: none"><li>• Property Requirement - St. Charles Street, Sudbury</li></ul> <p>in accordance with the <i>Municipal Act</i>, 2001 s.239(2)(c)</p> <p><u>Rules of Procedure:</u></p> <p>A Recorded Vote was held:</p> <p><b>YEAS:</b> Councillors McCausland, Kirwan, Sizer, Landry-Altman, Cormier</p> <p><b>CARRIED</b></p> <p>At 12:19 p.m. the Planning Committee moved into Closed Session.</p>
Recess	At 12:49 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 1:43 p.m., A 1:57 p.m.], Landry-Altmann
City Officials	Jason Ferrgian, Director of Planning Services; Alex Singbush, Manager of Development Approvals; Robert Webb, Supervisor of Development Engineering; Guido Mazza, Director of Building Services/Chief Building Official; Wendy Kaufman, Senior Planner; Mauro Manzon, Senior Planner; Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk; Christine Hodgins, Legislative Compliance Coordinator; Lisa Locken, Clerk's Services Assistant; Patrick Beaudry, Clerk's Services Assistant

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

Councillor Cormier declared a conflict of interest in relation to Public Hearing 2 as the applicant is employed at the same firm.

### **Public Hearings**

- 1 William Day Construction Limited - Application for rezoning in order to expand an aggregate pit onto a former landfill site, Simmons Road, Dowling

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

Report dated August 13, 2020 from the General Manager of Growth and Infrastructure regarding William Day Construction Limited - Application for rezoning in order to expand an aggregate pit onto a former landfill site, Simmons Road, Dowling.

Dave Dorland, the agent for the applicant, was present.

Mauro Manzon, Senior Planner, outlined the report.

The Planning Department responded to questions from Committee members.

Mr. Dorland provided comments to the Committee.

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:

PL2020-93 Kirwan/McCausland: THAT the City of Greater Sudbury approves the application by William Day Construction Limited to amend Zoning By-law 2010-100Z by changing the zoning classification from "RU", Rural and "H2RU", Holding Rural to "M5(S)", Extractive Industrial Special and H2M5(S)", Holding Extractive Industrial Special on lands described as

PIN 73353-0403, Parts 7 & 8, Plan 53R-16474, Part 1, Plan 53R-4788 in Lot 7, Concession 3, Township of Dowling, as outlined in the report entitled "William Day Construction Limited", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 9, 2020, subject to the following conditions:

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

(i) Provide the Development Approvals Section with a final plan of survey delineating the lands to be rezoned "M5(S)", Extractive Industrial Special and H2M5(S)", Holding Extractive Industrial Special in order to enact the amending by-law;

(ii) Satisfy the outstanding requirements of Section 4 (Disposition of Waste) of the Agreement registered on July 8, 2013 to the satisfaction of the Director of Environmental Services;

2. That the amending by-law indicates that no setbacks are required from all lot lines;

3. Conditional approval shall lapse on September 22, 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, Sizer, Landry-Altmann, Cormier

**CARRIED**

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

#### Change of Chair

At 1:43 p.m., Chair Cormier, vacated the chair.

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

Councillor Cormier, having declared a conflict of interest in the foregoing matter, did not take part in the discussion, vote on the matter.

2 Christopher Rantanen - Application for Zoning By-Law Amendment, 890 Martindale, Sudbury

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

Report dated August 14, 2020 from the General Manager of Growth and Infrastructure regarding Christopher Rantanen - Application for Zoning By-Law Amendment, 890 Martindale, Sudbury.

Christopher Rantanen, the applicant, and Eric Taylor, the agent for the applicant, were present.

Wendy Kaufman, Senior Planner, outlined the report.

Mr. Taylor provided comments to the Committee.

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:

PL2020-94 Sizer/Landry-Altmann: THAT the City of Greater Sudbury approves the application by Christopher Rantanen to amend Zoning By-law 2010-100Z by changing the zoning classification on the subject lands from "R2-2", Low Density Residential Two to "R2-2(S)", Low Density Residential Two Special on those lands described as PIN 73589-0691, Parcel 10165, Lot 413, Plan M-99, Lot 7, Concession 2, Township of McKim, as outlined in the report entitled "Christopher Rantanen" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 9, 2020, subject to the following conditions:

1. That the amending zoning by-law for the R1-5 Special zoning includes the following site-specific provisions:
  - i. In addition to the uses permitted in the R2-2 zone, a multiple dwelling containing a maximum of three dwelling units shall be permitted; and
  - ii. The location of the existing buildings shall be permitted.
2. That prior to the enactment of the amending by-law, that the owner apply for all required building permits to the satisfaction of the Chief Building Official; and
3. Conditional approval shall lapse on September 22, 2022 unless Condition 2 above has been met or an extension has been granted by Council.

#### 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.

#### Change of Chair

At 1:57 p.m., Councillor Kirwan, vacated the chair.

### **Councillor Cormier, In the Chair**

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

Councillor Cormier, as Chair of the Closed Session, reported that the Committee met in Closed Session to deal with one (1) Proposed or Pending Acquisition or Disposition of Land Matters. One direction emanated from the meeting.

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

The following resolution was presented:

PL2020-95 Cormier/Sizer: THAT the City of Greater Sudbury approves Consent Agenda Items C-1 to C-6.

Rules of Procedure

A Recorded Vote was held:

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

The following are the Consent Agenda Items:

**Routine Management Reports**

- C-1 Dalron Construction Ltd. - Application to extend a draft approved plan of subdivision approval, Part of former Parcel 709 SES, being Part of PIN 73504-0953, Part Lot 6, Concession 1, Township of Hanmer (Dominion Drive and Saddle Creek Drive, Val Therese)

Report dated August 13, 2020 from the General Manager of Growth and Infrastructure regarding Dalron Construction Ltd. - Application to extend a draft approved plan of subdivision approval, Part of former Parcel 709 SES, being Part of PIN 73504-0953, Part Lot 6, Concession 1, Township of Hanmer (Dominion Drive and Saddle Creek Drive, Val Therese).

PL2020-96 Cormier/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 Part of former Parcel 709 SES, being Part of PIN 73504-0953, Part Lot 6, Concession 1, Township of Hanmer, File # 780-7/04006, as outlined in the report entitled "Dalron Construction Ltd.", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 9, 2020, as follows:

1. In Conditions 2, 3, 4, 5, 7, 12, 15, 28 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 General Manager of Growth & Infrastructure, 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, watermain, 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. The geotechnical engineer will be required to address On-site and Excess Soil Management in accordance with O. Reg. 406/19 under the Environmental Protection Act. 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 #34 and replacing it with the following:

“34. That this draft approval shall lapse on November 28, 2023.”

4. By deleting Condition #36 and replacing it with the following:

“36. 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 & 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. By deleting Condition #37 and replacing it with the following:

“37. That in the subdivision agreement the owner acknowledges the completion of the Paquette Whitson Municipal Drain engineer’s report dated February 8, 2012 by K. Smart Associates Ltd. Said report provides for the construction of outlet drainage channel improvements and stormwater pond quantity and quality control facilities to service the subject subdivision lands within the Saddle Creek Subdivision.

That in the subdivision agreement the owner agrees to pay the assessments set out in the engineer’s report for the subject subdivision for stormwater conveyance channel improvements, stormwater quantity control and stormwater quality control, at the time of registration of each subdivision phase, in the amount of \$2,500 per lot until December 31, 2014 and thereafter with interest accruing at the rate of 4.5 percent per annum.

The major storm over flow system shall be designed and directed down City roads and City drainage blocks to outlet to the Paquette Whitson Municipal Drain.”

6. In Condition #38, by replacing the word ‘developer’ with ‘owner’.

7. In Condition #40, by adding the word ‘Services’ after the words ‘Director of Planning’.

## **CARRIED**

C-2

Bayside Sudbury Corporation - Applications for a common elements draft plan of condominium and exemption from part lot control in order to facilitate the development of 24 freehold residential lots, Parkview Drive, Azilda

Report dated August 13, 2020 from the General Manager of Growth and Infrastructure regarding Bayside Sudbury Corporation - Applications for a common elements draft plan of condominium and exemption from part lot control in order to facilitate the development of 24 freehold residential lots, Parkview Drive, Azilda.

### Resolution regarding Draft Plan of Condominium:

PL2020-97 Cormier/Sizer: THAT the City of Greater Sudbury’s delegated official be directed to issue draft plan approval for a plan of condominium on those lands described as PIN 73347-1821 & Part of PIN 73347-1804, Parts 1, 2 & 56, Plan 53R-21017, Part of Part 2, Plan 53R-13972, Part of Block 3, Plan 53M-1429, Lot 6, Concession 1, Township of Rayside, as outlined in the report entitled “Bayside Sudbury Corporation”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 9,

2020, subject to the following conditions:

1. That this approval applies to a draft plan of common elements condominium on lands described as PIN 73347-1821 & Part of PIN 73347-1804, Parts 1, 2 & 56, Plan 53R-21017, Part of Part 2, Plan 53R-13972, Part of Block 3, Plan 53M-1429, Lot 6, Concession 1, Township of Rayside, as shown on the two plans as prepared by Bortolussi Surveying Ltd. and signed by the owner and surveyor on August 7, 2020;
2. The final condominium plan shall be integrated with the City of Greater Sudbury Control Network to the satisfaction of the Coordinator of the Surveying and Mapping Services. The survey shall be referenced to NAD83(CSRS) with grid coordinates expressed in UTM Zone 17 projection and connected to two nearby City of Greater Sudbury Control Network monuments. The survey plan must be submitted in an AutoCAD compatible digital format. The submission shall be the final plan in content, form and format and properly geo-referenced;
3. That such easements as may be required for access, utility, servicing or drainage purposes shall be granted to the appropriate authority, or party;
4. That the infrastructure and facilities included in the common elements condominium shall have been constructed to the satisfaction of the General Manager of Growth and Infrastructure;
5. That the owner agrees in writing to satisfy all requirements of Canada Post with respect to the location of any new Community Mail Boxes on the lands that are to be developed to the satisfaction of both Canada Post and the Director of Planning Services; and,
6. That this draft approval shall lapse three years from the date of draft plan approval issuance.

**CARRIED**

Resolution regarding Exemption from Part Lot Control:

PL2020-98 Cormier/Sizer: THAT the City of Greater Sudbury approves the application by Bayside Sudbury Corporation to pass a by-law under Section 50(7) of the Planning Act thereby exempting those lands described as PIN 73347-1821 & Part of PIN 73347-1804, Parts 1, 2 & 56, Plan 53R-21017, Part of Part 2, Plan 53R-13972, Part of Block 3, Plan 53M-1429, Lot 6, Concession 1, Township of Rayside, from part lot control for a maximum period of two years, as outlined in the report entitled "Bayside Sudbury Corporation" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of September 9, 2020, subject to a condition that the owner shall register a plan of subdivision across the lands affected by the development proposal to the satisfaction of the Director of Planning Services prior to the passing of a by-law exempting the lands from part lot control.

**CARRIED**

C-3

Spectrum Group - Application for public consultation on a proposed ground-based radio-communication and broadcasting antenna system, 3100 Joe Lake Road, Hanmer

Report dated August 13, 2020 from the General Manager of Growth and Infrastructure regarding Spectrum Group - Application for public consultation on a proposed ground-based radio-communication and broadcasting antenna system, 3100 Joe Lake Road, Hanmer.

PL2020-99 Cormier/Sizer: THAT the City of Greater Sudbury direct the City's Designated Municipal Officer to indicate a position of concurrence to Innovation, Science and Economic Development Canada with respect to the proposed radio-communication and broadcasting

antenna system as described in this report that is to be located on those lands known and described as PIN 73522-0032, Parcel 30903, Part 1, Plan SR-531, Part of Lot 7 & 7A, Plan M-207, Lots 5 & 6, Concession 1, Township of Wisner, as outlined in the report entitled "Spectrum Group", presented at the Planning Committee meeting on September 9, 2020.

**CARRIED**

C-4

ReachCast - Applications for public consultation on four proposed ground-based radio-communication and broadcasting antenna systems, 6490 Tilton Lake Road & 1485 Hanna Lake Road, Sudbury & 635 Kantola Road & 2417 Melin's Road, Lively

Report dated August 12, 2020 from the General Manager of Growth and Infrastructure regarding ReachCast - Applications for public consultation on four proposed ground-based radio-communication and broadcasting antenna systems, 6490 Tilton Lake Road & 1485 Hanna Lake Road, Sudbury & 635 Kantola Road & 2417 Melin's Road, Lively.

Resolution #1 (6490 Tilton Lake Road):

PL2020-100 Cormier/Sizer: THAT the City of Greater Sudbury directs the City's Designated Municipal Officer to indicate a position of concurrence to Innovation, Science and Economic Development Canada with respect to the proposed radio-communication and broadcasting antenna system as described in this report that is to be located on those lands known and described as PIN 73472-0207, Parcel 9840, Lot 9, Concession 1, Township of Broder, as outlined in the report entitled "ReachCast", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 9, 2020.

**CARRIED**

Resolution #2 (1485 Hanna Lake Road):

PL2020-101 Cormier/Sizer: THAT the City of Greater Sudbury directs the City's Designated Municipal Officer to indicate a position of concurrence to Innovation, Science and Economic Development Canada with respect to the proposed radio-communication and broadcasting antenna system as described in this report that is to be located on those lands known and described as PIN 73474-0030, Parcel 43846, Part 1, Plan 53R-7253, Lot 10, Concession 5, Township of Broder, as outlined in the report entitled "ReachCast", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 9, 2020.

**CARRIED**

Resolution #3 (635 Kantola Road):

PL2020-102 Cormier/Sizer: THAT the City of Greater Sudbury directs the City's Designated Municipal Officer to indicate a position of concurrence to Innovation, Science and Economic Development Canada with respect to the proposed radio-communication and broadcasting antenna system as described in this report that is to be located on those lands known and described as PIN 73374-0078, Parcel 27543, Part 9, Plan 53R-8942, Lot 4, Concession 2, Township of Waters, as outlined in the report entitled "ReachCast", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 9, 2020.

**CARRIED**

Resolution #4 (2417 Melin's Road):

PL2020-103 Cormier/Sizer: THAT the City of Greater Sudbury directs the City's Designated

Municipal Officer to indicate a position of concurrence to Innovation, Science and Economic Development Canada with respect to the proposed radio-communication and broadcasting antenna system as described in this report that is to be located on those lands known and described as PIN 73373-0147, Parcel 23598, Lot 12, Concession 3, Township of Waters, as outlined in the report entitled "ReachCast", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 9, 2020.

**CARRIED**

C-5 Ronald Belanger - Request for extension of conditional approval of rezoning application File 751-5/16-1, 120 Radisson Avenue, Chelmsford

Report dated August 13, 2020 from the General Manager of Growth and Infrastructure regarding Ronald Belanger - Request for extension of conditional approval of rezoning application File 751-5/16-1, 120 Radisson Avenue, Chelmsford.

PL2020-104 Cormier/Sizer: THAT the City of Greater Sudbury approves the application by Ronald Belanger to extend the conditional approval of rezoning application File # 751-5/16-1 on lands described as PINs 73347-0509, 73347-0774, 73347-0776, 73347-0911, 73347-1631, Lots 6 to 9, Plan M-956, Parts 1, 2, 5, & 6, Plan 53R-19705, Lot 11, Concession 3, Township of Rayside, for a period of two (2) years to June 14, 2022, as outlined in the report entitled "Ronald Belanger", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 9, 2020.

**CARRIED**

C-6 Carole Voutier - Request for extension of conditional approval of rezoning application File # 751-3/18-2, 66-68 Eva Street, Garson

Report dated August 14, 2020 from the General Manager of Growth and Infrastructure regarding Carole Voutier - Request for extension of conditional approval of rezoning application File # 751-3/18-2, 66-68 Eva Street, Garson.

PL2020-105 Cormier/Sizer: THAT the City of Greater Sudbury approves the extension of rezoning application File # 751-3/18-2 by Carole Voutier on lands described as PIN 73494-0471, Parcel 28950 S.E.S., Part of Lots 21 & 22, Plan M-195 in Lot 6, Concession 1, Township of Garson, as outlined in the report entitled "Carole Voutier", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 9, 2020, for a period of three (3) months to November 12, 2020.

**CARRIED**

**Members' Motions**

No Motions were presented.

**Addendum**

No Addendum was presented.

**Civic Petitions**

No Civic Petitions were presented.

### **Question Period**

No Questions were asked.

### **Adjournment**

PL2020-106 Cormier/Landry-Altmann: THAT this meeting does now adjourn. Time: 2:01 p.m.

#### **Rules of Procedure**

A Recorded Vote was Held:

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

**CARRIED**

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