

Location:	Tom Davies Square
Commencement:	4:56 PM
Adjournment:	6:23 PM

## Minutes

### Planning Committee Minutes of 2/26/18

#### **Councillor McIntosh, In the Chair**

Present	Councillors Lapierre, Jakubo, McIntosh
City Officials	Keith Forrester, Manager of Real Estate; Adam Kosnick Manager of Regulated Services/Deputy City Clerk
Closed Session	<p>The following resolution was presented:</p> <p>PL2018-25 Jakubo/Lapierre: THAT the Planning Committee move to Closed Session to deal with one (1) Proposed or Pending Acquisition or Disposition of Land Matter:</p> <ul style="list-style-type: none"><li>• Sale of Property - 4614 Desmarais Road, Val Therese</li></ul> <p>in accordance with the Municipal Act, 2001 s.239(2)(c).</p> <p><b>CARRIED</b></p> <p>At 4:57 p.m. the Planning Committee moved into Closed Session.</p>
Recess	At 5:07 p.m. the Planning Committee recessed.
Reconvene	At 5:31 p.m., the Planning Committee commenced the Open Session in the Council Chamber.

#### **Councillor McIntosh, In the Chair**

Present	Councillors Lapierre, Jakubo, McIntosh
City Officials	Jason Ferrigan, Director of Planning Services; Eric Taylor, Manager of Development Approvals; Robert Webb, Supervisor of Development Engineering; Alex Singbush, Senior Planner; Mauro Manzoni, Senior Planner; Mark Frayne, Director of Engineering Services; Jennifer Babin-Fenske; Coordinator of EarthCare Sudbury Initiatives; Adam Kosnick, Manager of Regulated Services/Deputy City Clerk; Christine Hodgins, Legislative Compliance Coordinator; Renée Stewart, Clerk's Services Assistant

## Declarations of Pecuniary Interests and the general nature thereof

None declared

### **Public Hearings**

- 1 Nickel District Conservation Authority – Application to continue the use of the existing building by a motion picture staging and equipment rental company for an additional period of three (3) years, 828 Beatrice Crescent, Sudbury

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

Report dated February 5, 2018 from the General Manager of Growth and Infrastructure regarding Nickel District Conservation Authority – Application to continue the use of the existing building by a motion picture staging and equipment rental company for an additional period of three (3) years, 828 Beatrice Crescent, Sudbury.

Meredith Armstrong, Manager of Tourism and Culture, representing the applicant was present.

Alex Singbush, Senior Planner, outlined the report.

Ms. Armstrong stated that this is the third time that Council has been asked to approve the temporary rezoning in order to continue this large project that supports economic development and job growth. The film studio has been involved in supporting over 70 film and television productions which has resulted in millions of dollars coming into the Sudbury community and hundreds of jobs. An active film studio is a crucial piece of infrastructure in order to support the ongoing growth of the film and television sector. The film studio has been very active with economic development staff and other community partners in exploring permanent solutions. They acknowledge that this is not a permanent solution but that it is a helpful contribution that the City has made to support this sector. She further stated that when the building completed its use as an arena, the building was used by the City but not constantly staffed, therefore it became subject to trespassing and vandalism. Since the film studio's arrival, the level of activity in the area has increased which helps the residents in the area feel safer. Generally they have received positive feedback from the area residents.

Jason Ferrigan, Director of Planning Services, stated that they have received one letter of concern in regards to this application. Many of the concerns in the letter are not Planning Act related, therefore the Committee can make the decision on this application with full confidence.

Paul Temelini, concerned resident, stated that most of what he would like to outline is in the letter he sent in. The property was expropriated from his family in order to allow flood plain control, not for arenas or film studios. He stated that this is an illegal activity that he intends to deal with in court should it be necessary.

Micheline Blais, resident, stated that she is representing a local casting company in Sudbury

and would like to speak to the economic impact that this project has had on the community. Her agency has hired and cast close to 6000 people in northern Ontario, ranging in age and in need of extra income. Many have relied on her company in conjunction with the film studio to give the opportunity for extra work. She and the film studio work very closely with Greater Sudbury Police Services (GSPS) in order to provide training programs and bring youth into their shows. This opportunity shows the youth that they can earn money or have a future in film and television should they be interested. In terms of cleaning up the neighbourhood and the outreach that has happened with the youth and individuals in the community, it has been extremely positive. The film industry has created a full-time position for herself that she did not have before which has given her success and a full-time lifestyle. She would love for these kinds of opportunities to continue in the area.

Rob Riselli, resident, stated that he is the film, program and reporting supervisor for “Music and Film in Motion” in Sudbury. Their mandate is to grow the film and television industry in Ontario by helping to bring film and television productions to the region. Part of the development in the industry is to ensure that infrastructure is in place in order to attract productions to the area. A key part of the industry is having a designated studio. Having a studio is necessary in order to allow for productions to replicate scenery that might not be available at the time. A studio is necessary in order to grow the industry and attract production to the region. Local and outside productions would rather not spend the time looking for and using buildings that may only be available once. A studio provides the continuity and stability to provide a space for long running productions such as television series. The film industry is growing and will continue to grow as long as they have the building blocks, stability and infrastructure to maintain it. Having a dedicated studio will encourage productions to continue to come.

The Chair asked whether there was anyone in the audience who wished to speak in favour or against this application and seeing 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:

PL2018-26 Lapierre/Jakubo: THAT the City of Greater Sudbury approves the application by the Nickel District Conservation Authority to amend Zoning By law 2010-100Z to permit a motion picture staging and equipment rental company in accordance with Section 39 of the Planning Act for a temporary period of three (3) years on those lands described as PINs 02132-0402 & 02132-0597, Parcels 31700 & 38788, Lots 1-4, Plan M-797, Lot 6, Plan M-906, Lots 2 & 3, Concession 5, Township of McKim as outlined in the report entitled “Nickel District Conservation Authority”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of February 26, 2018, subject to the following conditions:

- a) That the uses be limited to the existing arena building;
- b) That there shall be no outdoor storage of equipment or materials, and;
- c) That no additional parking, beyond the existing parking area, shall be required for the temporary use.

**YEAS:** Councillors Lapierre, Jakubo and McIntosh.

**CARRIED**

Public comment was received and considered and had no effect on Planning Committee's

decision as the application represents good planning.

2

Trustees of Trinity United Church Garson – Application for rezoning in order to permit the conversion of a former church into a three-unit multiple dwelling, 174 Church Street, Garson

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

Report dated February 2, 2018 from the General Manager of Growth and Infrastructure regarding Trustees of Trinity United Church Garson – Application for rezoning in order to permit the conversion of a former church into a three-unit multiple dwelling, 174 Church Street, Garson.

Steve Mahaffy and Chanda Grylls-Mahaffy the applicants, were present.

Mauro Manzon, Senior Planner, outlined the report.

Mr. Mahaffy stated that the record of site condition has been completed and submitted to the Ministry of the Environment and they are waiting for it to be public in their systems. Phase 2 environmental study is not recommended at this time. He stated that they have been in touch with a contractor regarding the gravel/asphalt driveway. They intend to strictly use the asphalt portion of the driveway as their main entrance and cover the existing gravel with landscaping.

The Chair asked whether there was anyone in the audience who wished to speak in favour or against this application and seeing 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:

PL2018-27 Jakubo/Lapierre: THAT the City of Greater Sudbury approves the application by Trustees of Trinity United Church Garson to amend Zoning By-law 2010-100Z by changing the zoning classification from "I", Institutional to "R3", Medium Density Residential on lands described as PIN 73493-0007, Parcel 53377 S.E.S., Part 2, Plan 53R-4141 in Lot 4, Concession 2, Township of Garson, as outlined in the report entitled "Trustees of Trinity United Church Garson", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of February 26, 2018, subject to the following conditions:

- a) The maximum residential density shall be 60 dwelling units per hectare; and,
- b) That prior to the adoption of the amending by-law, the owner shall enter into an agreement with the City addressing the width of the driveway and the removal of asphalt from the gutter.

**YEAS:** Councillors Lapierre, Jakubo and McIntosh.

**CARRIED**

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

## **Presentations**

1 Greater Sudbury Food Strategy Implementation

Report dated February 6, 2018 from the General Manager of Growth and Infrastructure regarding Greater Sudbury Food Strategy Implementation.

Jennifer Babin-Fenske, Coordinator of EarthCare Sudbury Initiatives, provided an electronic presentation regarding the Greater Sudbury Food Strategy Implementation for decision.

The following resolution was presented:

PL2018-28 Lapierre/Jakubo: THAT the City of Greater Sudbury directs staff to assist with the implementation of the Greater Sudbury Food Strategy through existing resources allocated to the EarthCare Sudbury Program, as outlined in the report entitled "Greater Sudbury Food Strategy Implementation", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of February 26, 2018.

**CARRIED**

**Matters Arising from the Closed Session**

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

PL2018-29 Jakubo/Lapierre: THAT the City of Greater Sudbury authorize the sale of 4614 Desmarais Road, Val Therese, legally described as: PIN 73504-2278(L T), formerly Parcel 14128, SES, and part of PIN 73504-1661 (LT), formerly Parcel 35202, SES, being Part 1, Plan SR-2975, part of Lot 6, Concession 3, Township of Hanmer;

AND THAT the appropriate by-law be prepared to authorize the sale and execution of the documents required to complete the real estate transaction;

AND THAT the net proceeds of the sale be credited to the Land Acquisition Reserve Fund.

**CARRIED**

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

The following resolution was presented:

PL2018-30 Lapierre/Jakubo: THAT the City of Greater Sudbury approves Consent Agenda Items C-1 to C-4.

**CARRIED**

The following are the Consent Agenda items:

**Routine Management Reports**

- C-1 Bonaventure Development Company Limited, Request to extend a draft approved plan of subdivision (Pinellas Road and Keith Avenue), Chelmsford

Report dated February 5, 2018 from the General Manager of Growth and Infrastructure regarding Bonaventure Development Company Limited, Request to extend a draft approved plan of subdivision (Pinellas Road and Keith Avenue), Chelmsford.

PL2018-31 Jakubo/Lapierre: 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 Lots 64-95, 91-117, 127-175, Block D, E and Part of Block C, Plan M-1058, Lot 1, Concession 3, Township of Balfour, as outlined in the report entitled "Bonaventure Development Company Limited" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of February 26, 2018, upon payment of City's processing fee in the amount of \$1938.17 as follows:

1. Replacing the words, "General Manager of Growth and Development" with "General Manager of Growth and Infrastructure" in Condition 16.
2. Replacing the words, "General Manager of Infrastructure Services" with "General Manager of Growth and Infrastructure" in Condition 24.
3. By adding the following at the end of Condition 4. "A soils caution agreement, if required, shall be registered on title to the satisfaction of the Chief Building Official and City Solicitor."
4. By adding the following at the end of Condition 5. "A lot grading agreement shall be registered on title, if required, to the satisfaction of the Director of Planning Services and City Solicitor. The owner shall be responsible for the legal costs of preparing and registering the associated lot grading agreement."
5. In Condition 25 deleting "April 25, 2018" and replacing it with "November 25, 2019".
6. That a new Condition 28 be added as follows:

"28. That prior to the signing of the final plan, the Planning Services Division is to be advised by the City Solicitor that Conditions 4, 5, 18, 20, 21, 22, 23 and 31, have been complied with to his satisfaction."
7. That a new Condition 29 be added as follows:

"29. Final approval for registration may be issued in phases to the satisfaction of the Director of Planning Services, provided that:

  - i) Phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure and other essential services; and,
  - ii) all agencies agree to registration by phases and provide clearances, as required, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phases sought to be registered."
8. That a new Condition 30 be added as follows:

"30. That the owner shall have completed all major outstanding infrastructure deficiencies that are critical to the overall function of the subdivision in previous phases of the plan that have been registered, or have made arrangements for their completion, prior to registering a new phase of the plan, to the satisfaction of the General Manager of Growth and Infrastructure."
9. That a new Condition 31 be added as follows:

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

## **CARRIED**

C-2

### Dalron Construction Ltd. (Valleyview Meadows Subdivision) Request to extend a draft approved plan of subdivision (Main Street and Donald Street), Val Caron

Report dated February 5, 2018 from the General Manager of Growth and Infrastructure regarding Dalron Construction Ltd. (Valleyview Meadows Subdivision) Request to extend a draft approved plan of subdivision (Main Street and Donald Street), Val Caron.

PL2018-32 Lapierre/Jakubo: 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 Part of PIN 73502-0711, Lot 6, Concession 6, Township of Blezard, as outlined in the report entitled "Dalron Construction Ltd." from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of February 26, 2018, upon payment of City's processing fee in the amount of \$2848.75 as follows:

1. Replacing the words, "General Manager of Infrastructure" with "General Manager of Growth and Infrastructure" in Conditions 11 and 16.
2. By replacing the "General Manager of Infrastructure Services" with "General Manager of Growth and Infrastructure" in Conditions 14, 15 and 18
3. By adding the following at the end of Condition 12. "A soils caution agreement, if required, shall be registered on title to the satisfaction of the Chief Building Official and City Solicitor."
4. By adding the following at the end of Condition 13. "A lot grading agreement shall be registered on title, if required, to the satisfaction of the Director of Planning Services and City Solicitor. The owner shall be responsible for the legal costs of preparing and registering the associated lot grading agreement."
5. By adding the following wording at the end of Condition 17. "The siltation control plan must show the location and types of sediment and erosion control measures to be implemented. The siltation controls 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 sediment and erosion control measures are not functioning properly, no further work shall occur until the sediment and/or erosion problem is addressed."
6. In Condition 31 deleting "April 30, 2018" and replacing it with "November 30, 2020".
7. Deleting Condition 32.
8. Amending Condition 34 to delete reference to Condition "2" and add Conditions "12", "13", "38" and "41".
9. By adding the following wording at the end of Condition 37. "The utilities servicing plan must be designed by a consulting engineer with a valid Certification of Authorization from the Association of Professional Engineers of Ontario. The owner/applicant shall be responsible for all costs associated with the installation of said services."
10. That a new Condition 38 be added as follows:  
  
"38. As part of the submission of servicing plans, the owner shall have rear yard slope treatments designed by a geotechnical engineer licenced in the Province of Ontario incorporated into the plans at locations required by the General Manager of Growth and

Infrastructure. Provisions shall be incorporated in the Subdivision Agreement to ensure that the treatment is undertaken to the satisfaction of the General Manager of Growth and Infrastructure.”

11. That a new Condition 39 be added as follows:

“39. Final approval for registration may be issued in phases to the satisfaction of the Director of Planning Services, provided that:

- i) Phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure and other essential services; and,
- ii) all agencies agree to registration by phases and provide clearances, as required, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phases sought to be registered.”

12. That a new Condition 40 be added as follows:

“40. That the owner shall have completed all major outstanding infrastructure deficiencies that are critical to the overall function of the subdivision in previous phases of the plan that have been registered, or have made arrangements for their completion, prior to registering a new phase of the plan, to the satisfaction of the General Manager of Growth and Infrastructure.”

13. That a new Condition 41 be added as follows:

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

**CARRIED**

**C-3**      Crich Holdings & Buildings Ltd. request to extend a draft approved plan of subdivision (Patricia Street and Bonnie Drive), Lively

Report dated February 5, 2018 from the General Manager of Growth and Infrastructure regarding Crich Holdings & Buildings Ltd. request to extend a draft approved plan of subdivision (Patricia Street and Bonnie Drive), Lively.

PL2018-33 Jakubo/Lapierre: 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 Part 1, Plan 53R-19288, Lot 5, Concession 4, Township of Waters, as outlined in the report entitled “Crich Holdings & Buildings Ltd.” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of February 26, 2018, upon payment of City’s processing fee in the amount of \$1,159.50 as follows:

1. By replacing the “General Manager of Infrastructure Services” with “General Manager of Growth and Infrastructure” in Condition 13.
2. By adding the following wording at the end of Condition 2, “ , sidewalks and stormwater management facilities.”
3. By adding the following wording at the end of Condition 10, “The stormwater management report shall be prepared, signed, sealed, and dated by a professional engineer with a valid certificate of authorization. The engineering consultant shall meet with the Development Approvals Section prior to commencing the stormwater management report.”



4. Amending Condition 15 to delete reference to condition “6” and add Conditions “19”, “22”, “23”, “25”, “35” and “40”.
5. Amending Condition 18 to delete, “March 20, 2018” and replacing it with “December 20, 2020”.
6. By adding the following at the end of Conditions 22 and 23, “A soils caution agreement, if required, shall be registered on title to the satisfaction of the Chief Building Official and City Solicitor.”
7. By adding the following at the end of Condition 25, “A lot grading agreement shall be registered on title, if required, to the satisfaction of the Director of Planning Services and City Solicitor. The owner shall be responsible for the legal costs of preparing and registering the associated lot grading agreement.”
8. By adding the following at the end of Condition 26, “The siltation control plan must show the location and types of sediment and erosion control measures to be implemented. The siltation controls 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.”
9. By deleting in Condition 27, the words, “Greater Sudbury Hydro Inc.” and replacing them with, “Greater Sudbury Hydro Plus Inc.”
10. By adding the following wording at the end of Condition 28. “The utilities servicing plan must be designed by a consulting engineer with a valid Certification of Authorization from the Association of Professional Engineers of Ontario. The owner/applicant shall be responsible for all costs associated with the installation of said services.”
11. In Condition 31 deleting “March 20, 2018” and replacing it with “December 20, 2020”.
12. That a new Condition 32 be added as follows:  
“32. The owner will be required to provide permanent silt and erosion control drainage works to the subdivision’s storm water outlet to the satisfaction of the Director of Planning Services.”
13. That a new Condition 33 be added as follows:  
“33. The owner/applicant shall be responsible for the design of any required stormwater management facility as part of the servicing plans for the subdivision and the owner shall provide the lands for the stormwater management facility as a condition of this development.”
14. That a new Condition 34 be added as follows:  
“34. The owner shall be required to have all stormwater management facilities constructed and approved by the City prior to initial acceptance of roads and sewers or at such time as the Director of Planning Services may direct.”
15. That a new Condition 35 be added as follows:  
“35. As part of the submission of servicing plans, the owner shall have rear yard slope treatments designed by a geotechnical engineer licensed in the Province of Ontario incorporated into the plans at locations required by the General Manager of Growth and

Infrastructure. Suitable provisions shall be incorporated in the Subdivision Agreement to ensure that the treatment is undertaken to the satisfaction of the General Manager of Growth and Infrastructure.”

16. That a new Condition 36 be added as follows:

“36. The proposed internal subdivision roadways are to be built to urban standards, including curbs, gutters, sidewalks, storm sewers and related appurtenances and new asphalt binder course to the City of Greater Sudbury Engineering Standards at the time of submission.”

17. That a new Condition 37 be added as follows:

“37. The owner will be required to ensure that the corner radius for all intersecting streets is to be 9.0 m.”

18. That a new Condition 38 be added as follows:

“38. Final approval for registration may be issued in phases to the satisfaction of the Director of Planning Services, provided that:

i) Phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure and other essential services; and

ii) All agencies agree to registration by phases and provide clearances, as required, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.”

19. That a new Condition 39 be added as follows:

“39. That the owner shall have completed all major outstanding infrastructure deficiencies that are critical to the overall function of the subdivision in previous phases of the plan that have been registered, or have made arrangements for their completion, prior to registering a new phase of the plan, to the satisfaction of the General Manager of Growth and Infrastructure Services.”

20. That a new Condition 40 be added as follows:

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

#### **CARRIED**

C-4

Sharon and Juha Tastula – Consent Referral Request for Consent Application B0104/2017, 3581 Lammi’s Road, Sudbury

Report dated February 5, 2018 from the General Manager of Growth and Infrastructure regarding Sharon and Juha Tastula – Consent Referral Request for Consent Application B0104/2017, 3581 Lammi’s Road, Sudbury.

PL2018-34 Lapierre/Jakubo: THAT the City of Greater Sudbury approves the request by Sharon and Juha Tastula to allow Consent Application B0104/2017 on those lands described as PIN 73473-0302, Parcel 5134, Parts 3 and 4, Plan 53R-14719, Lot 12, Concession 4, Township of Broder, to proceed by way of the consent process, as outlined in the report entitled “Sharon and Juha Tastula” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of February 26, 2018.

**CARRIED**

**Addendum**

No Addendum was presented.

**Civic Petitions**

No Civic Petitions were submitted.

**Question Period and Announcements**

No Questions were asked.

**Notices of Motion**

No Notices of Motion were presented.

**Adjournment**

Jakubo/Lapierre: THAT this meeting does now adjourn. Time: 6:23 p.m.

**CARRIED**

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Adam Kosnick, Deputy City Clerk