

Location:	Tom Davies Square
Commencement:	4:46 PM
Adjournment:	5:57 PM

Minutes

Planning Committee Minutes of 10/30/17

Councillor McIntosh, In the Chair

Present	Councillors Lapierre, Jakubo [A 4:52 p.m.], Sizer, McIntosh
City Official	Jason Ferrigan, Director of Planning Services; Keith Forrester, Manager of Real Estate; Tony Cecutti, General Manager of Growth and Infrastructure Services; Adam Kosnick, Manager, Regulated Services/Deputy City Clerk

Declarations of Pecuniary Interests and the general nature thereof

None declared

Closed Session

The following resolution was presented:

PL2017-158 Sizer/Lapierre: THAT the Planning Committee moves into Closed Session to deal with one (1) Proposed or Pending Acquisition of Land Matter:

- Purchase - Mont Adam Street, Sudbury

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

CARRIED

At 4:47 p.m. the Planning Committee moved into Closed Session.

Councillor Lapierre, In the Chair

Recess	At 4:54 p.m. the Planning Committee recessed.
Reconvene	At 5:30 p.m., the Planning Committee commenced the Open Session in the Council Chamber.

Councillor McIntosh, In the Chair

Present	Councillors Lapierre, Jakubo, Sizer, McIntosh, Landry-Altman
City Officials	Jason Ferrigan, Director of Planning Services; Eric Taylor, Manager of Development Approvals; Robert Webb, Supervisor of Development Engineering; Kris Longston, Manager, Community and Strategic Planning; Alex Singbush, Senior Planner; Glen Ferguson, Senior Planner; Adam Kosnick, Manager, Regulated Services/Deputy City Clerk; Rachel Adriaans, Legislative Compliance Coordinator; Renée Stewart, Clerk's Services Assistant

Declarations of Pecuniary Interests and the general nature thereof

None declared

Public Hearings

- 1 Richard and Mary Price – Application for rezoning in order to eliminate the split zoning that results from a lot addition with abutting property at 1067 Stafford Street (1031 Chapman Street)

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

Report dated September 29, 2017 from the General Manager of Growth and Infrastructure regarding Richard and Mary Price – Application for rezoning in order to eliminate the split zoning that results from a lot addition with abutting property at 1067 Stafford Street (1031 Chapman Street).

Mary Price, the applicant, was present.

Glen Ferguson, Senior Planner, outlined the report.

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 matter.

The following resolution was presented:

PL2017-159 Jakubo/Lapierre: THAT the City of Greater Sudbury approves the application by Richard and Mary Price to amend Zoning By law 2010-100Z by changing the zoning classification from "R2-2", Low Density Residential Two to "R1-5", Low Density Residential One on lands described as Parts 1, 2 and 3 on Plan 53R-17647 being part of PIN 02124-0193, Part of Lot 43, Plan M-243, Lot 2, Concession 5, Township of McKim, as outlined

in the report entitled “Richard and Mary Price”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of October 30, 2017.

YEAS: Councillors Lapierre, Jakubo, Sizer, McIntosh and Landry-Altmann.

CARRIED

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

2 Domenic Cimino – Application for rezoning to permit a three unit multiple dwelling, 764 Charlotte Street, Sudbury

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

Report dated September 29, 2017 from the General Manager of Growth and Infrastructure regarding Domenic Cimino – Application for rezoning to permit a three unit multiple dwelling, 764 Charlotte Street, Sudbury.

Domenic Cimino, the applicant, was present.

Alex Singbush, Senior Planner, outlined the report.

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 matter.

The following resolution was presented:

PL2017-160 Jakubo/Lapierre: THAT the City of Greater Sudbury approves the application by Domenic Cimino to amend Zoning By law 2010-100Z to change the zoning classification from "R2 2", Low Density Residential Two to "R2 2(S)", Low Density Residential Two Special in order to permit three dwelling units on those lands described as PIN 73589-0434, Parcel 14528, Lot 188, Plan M-99, Lot 7, Concession 2, Township of McKim, as outlined in the report entitled “Domenic Cimino”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of October 30, 2017, subject to the following conditions:

- a. That in addition to the uses permitted in an R2-2 zone a multiple dwelling containing a maximum of three dwelling units shall be permitted;
- b. That the required parking spaces shall be located in the rear yard;
- c. That an opaque fence with a minimum height of 1.8 m shall be provided along the southerly lot line from a point perpendicular from the rear building line extending easterly to the rear property line;
- d. That the minimum front yard setback shall be 4.25m; and
- e. That the minimum northerly interior side yard setback shall be 1.5m for a two (2) storey building.

YEAS: Councillors Lapierre, Jakubo, Sizer, McIntosh and Landry-Altmann.

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 Lapierre 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:

The following resolution was presented:

PL2017-161 Jakubo/Lapierre: THAT the City of Greater Sudbury authorize the purchase and demolition of 37 Mont Adam Street, Sudbury, legally described as PIN 02132-0068(LT), part of Lot 113, Plan M-103, Township of McKim, City of Greater Sudbury;

AND THAT the acquisition, demolition, designated substance survey and all other costs associated with the demolition be funded from the Capital Financing Reserve Fund - Roads;

AND THAT a by-law be prepared to authorize the purchase and the execution of the documents required to complete the real estate transaction, as outlined in the report entitled "37 Mont Adam Street, Sudbury - Purchase of Property" from the General Manager of Corporate Services dated October 6, 2017, presented at the Planning Committee meeting on October 30, 2017.

CARRIED

Adopting, Approving or Receiving Items in the Consent Agenda

The following resolution was presented:

PL2017-162 Lapierre/Sizer: THAT the City of Greater Sudbury approves Consent Agenda Item C-1.

CARRIED

The following is the Consent Agenda item:

Routine Management Reports

C-1 Dalron Construction – Extension to draft plan of subdivision approval, Saddle Creek Subdivision, Dominion Drive and Saddle Creek Drive, Val Therese

Report dated September 29, 2017 from the General Manager of Growth and Infrastructure regarding Dalron Construction – Extension to draft plan of subdivision approval, Saddle Creek Subdivision, Dominion Drive and Saddle Creek Drive, Val Therese.

PL2017-163 Lapierre/Sizer: THAT the City of Greater Sudbury's delegated official be directed to amend the conditions of draft approval for plan of subdivision on those lands known as Part of former Parcel 709 SES, being Part of PIN 73504-0953, Part Lot 6, Concession 1, Township of Hanmer, as outlined in the report entitled "Dalron Construction", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of October 30, 2017, File 780-4/04006, upon the payment of the processing fee of \$2,507.50 as follows:

a) By adding at the end of Condition #10 the following:

"A lot grading agreement shall be registered on title, if required, to the satisfaction of the Director of Planning Services and City Solicitor."

b) By deleting in Condition #11 reference to "General Manager of Infrastructure and Emergency Services" and replacing it with "General Manager of Growth & Infrastructure."

c) By adding at the end of Condition #11 the following:

"A soils caution agreement, if required, shall be registered on title, to the satisfaction of the Chief Building Official and City Solicitor."

d) By deleting in Conditions #13, #16, #24, #27, #29, and #33 reference to "General Manager of Public Works" and replacing it with "General Manager of Growth & Infrastructure."

e) By deleting Condition #23.

f) By deleting in Conditions #36 reference to "General Manager of Growth and Development" and replacing it with "General Manager of Growth & Infrastructure."

g) By deleting in Condition #31 reference to "Ontario Regulation 151/06" and replacing it with "Ontario Regulation 156/06."

h) By deleting Condition #34 and replacing it with the following:

"34. That this draft approval shall lapse on November 28, 2020."

i) By deleting in Condition #35 reference to "Economic Development and Planning Services Development" and replacing it with "Planning Services Division" and deleting reference to "2", "13", "14", "16", "17", "18", "21", "22", "23", "24", "25", "27", "32" and "33".

j) By adding in Condition #35 reference to "#41".

k) By adding Conditions #39, 40 and 41 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 & Infrastructure."

"40. Final approval for registration may be issued in phases to the satisfaction of the Director of Planning, 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."

"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 land after registration of the plan of subdivision are informed, at the time the land is transferred of all of the development charges related to development."

CARRIED

Correspondence for Information Only

C-2 Update on the LaSalle Boulevard Corridor Plan and Strategy

Report dated October 10, 2017 from the General Manager of Growth and Infrastructure regarding Update on the LaSalle Boulevard Corridor Plan and Strategy.

For Information Only.

Motions

M-1 **Rural Lot Creation**

The following resolution was presented:

PL2017-164 McIntosh/Lapierre: THAT the City of Greater Sudbury directs staff to prepare a report describing options to facilitate rural lot creation on rural designated lands that are within close proximity of settlement areas identified in the Official Plan. This report is to be brought back to Planning Committee for its consideration prior to the Phase 1 Official Plan Review.

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: 5:57 p.m.

CARRIED

Adam Kosnick, Deputy City Clerk