

Location:	Tom Davies Square
Commencement:	4:40 PM
Adjournment:	8:29 PM

Minutes

Planning Committee Minutes of 4/24/17

Councillor Lapierre, In the Chair

Present	Councillors Lapierre, Sizer, McIntosh, Landry-Altmann
City Officials	Jason Ferrigan, Director of Planning; Keith Forrester, Acting Director of Asset Services; Tony Cecutti, General Manager of Growth and Infrastructure; Brigitte Sobush, Manager, Clerk's Services/Deputy City Clerk; Adam Kosnick, Manager, Regulated Services/Deputy City Clerk

Declarations of Pecuniary Interests and the general nature thereof

None declared

Closed Session	<p>The following resolution was presented:</p> <p>PL2017-53 McIntosh/Landry-Altmann: THAT the Planning Committee move into Closed Session to deal with one (1) Proposed or Pending Acquisition or Disposition of Land Matter: Lease Agreement, Elgin Street, Sudbury</p> <p>And one (1) addendum to deal with one (1) Proposed or Pending Acquisition or Disposition of Land Matter: Purchase of property, Bancroft Drive, Sudbury</p> <p>in accordance with the Municipal Act, 2001 s.239(2)(c).</p> <p>CARRIED</p> <p>At 4:40 p.m. the Planning Committee moved into Closed Session.</p>
Recess	At 5:00 p.m. the Committee recessed.
Reconvene	At 5:39 p.m., the Committee commenced the Open Session in the Council Chamber.

Councillor McIntosh, In the Chair

Present	Councillors Lapierre, Sizer, McIntosh, Landry-Altmann [D 7:09 p.m. A 7:52 p.m.] Councillor Reynolds [A 6:46 p.m.]
City Officials	Jason Ferrigan, Director of Planning; Eric Taylor, Manager of Development Approvals; Robert Webb, Supervisor of Development Engineering; Mauro Manzon, Senior Planner; Glen Ferguson, Senior Planner; Brigitte Sobush, Manager, Clerk's Services/Deputy City Clerk; Adam Kosnick, Manager, 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

Rules of Procedure

Councillor McIntosh moved that the order of the agenda be altered to deal with Public Hearing 3 first, followed by Public Hearing 6, 2, 4, 5 and Public Hearing 1 last.

CARRIED BY TWO-THIRDS MAJORITY

Public Hearings

- 3 Solelim Holdings Inc. - Application for rezoning in order to eliminate the split zoning that results from a lot addition with abutting lands zoned "OSR", Open Space Recreation, Tilton Lake Road, Sudbury

Report dated April 3, 2017 from the General Manager of Growth and Infrastructure regarding Solelim Holdings Inc. - Application for rezoning in order to eliminate the split zoning that results from a lot addition with abutting lands zoned "OSR", Open Space Recreation, Tilton Lake Road, Sudbury.

Motion for Deferral

Councillor McIntosh moved to defer this item to a Planning Committee meeting in June 2017 in order to provide a wider circulation of notification to area residents.

CARRIED

Housekeeping amendments to Zoning By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury

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

Report dated April 4, 2017 from the General Manager of Growth and Infrastructure regarding Housekeeping amendments to Zoning By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury.

Eric Taylor, Manager of Development Approvals, outlined the report.

Eric Taylor, Manager of Development Approvals, stated the zoning By-law does not regulate the materials you can burn. He further stated that there are CSA standards that apply to furnaces and complaints can also be directed to the Ministry of the Environment.

Sherry Petheram, concerned resident, stated that every human being should be able to open their windows or go for a walk in clean air. She stated that she enjoys sleeping with her window open but she is unable to do so due to smoke coming in. She states that even if they change the distance that the furnaces are aloud to be at, it will still continue to be an ongoing issue.

Philippe Lapalme, concerned resident, stated he is speaking in favour of the proposed recommendation. At the Flour Mill CAN meeting concerns were brought forward by individuals enjoying outdoor recreational facilities. For the past three (3) years, contaminants in the smoke from burning used pallets would drift into the surrounding recreational facilities. Families are concerned about the long term effects for themselves and their children being exposed the smoke produced by the incinerator. Eight (8) houses across the street for the hydronic heater were built to a standard in which they have air exchangers which have always been used. They can no longer be used because the odors and pollutant enter their homes. Some residents of the area, including his wife, have breathing problems which have been amplified by the smoke found in the air. He stated that they sometimes need to leave their homes in order to prevent asthma attacks due to the smoke in their home. He stated that the Sudbury District Health Unit's website on wood burning was very helpful in educating them on the pollutants and possible health risks that could be associated with burning wood. He then outlined some of the information he was able to acquire from the website. He believes that residents should not have to breathe the smoke 24/7 through three (3) different seasons in the core of the city.

Marcel Charbonneau, concerned resident, stated he would like to bring to the attention of the Committee the smoke and foul odors they have been enduring for the past few years. He has witnessed wooden pallets being dropped off, that were cut into smaller pieces and burned in the outdoor furnace. He is unaware of what is found on or within these pallets. Due to the unawareness, he could assume that carcinogenic products could be found on these pallets. He states that the smell indicates that the wood was not clean. The smell, at times, does not resemble the smell of burning wood. He stated he has also noticed garbage bags being placed next to the furnace and later those bags would be gone. He assumes that the bags were burned in the furnace. Residents going for walks would comment on the smell coming from the outdoor furnace. He stated that the residents of the Flour Mill are asking that the Committee ban the use of outdoor furnaces such as these.

Robert Emond, concerned resident, stated he does not identify the outdoor furnace as a furnace, he identifies it as an incinerator due to the unknown nature of the materials it burns.

He further stated that since the incinerator was removed, his wife was able to hang her laundry on the clothes line. He stated that thirty years ago he had a wood burning fireplace, the fire department would have an inspector come and inspect. In one instance, he was cutting up pallets to start his fireplace and was advised he could not use this material due to unknown nature of its previous history. He stated he is happy the incinerator is gone and does not want it back.

Claude Charbonneau, concerned resident, stated he would like to thank everyone who contributed in bringing this new by-law to the Committee and supports the recommendation like many other residents of the area.

Pierre Vansantvoort, concerned resident, stated that his neighbour had a boiler system that was located 40 feet behind their house. They used the system to warm their pool in the summer time to hot tub-like temperatures. They would stoke the boiler on Friday evening through to Sunday night. They burnt pallets and wood from behind their houses. The smoke coming from their unit was not comparable to the smoke from a bonfire. The smoke was thick and white or brown in colour depending on what they were burning. They have had to vacate their home when the smoke engulfed their property and home. They would not let their kids play in the yard, open windows, or use their air conditioning. They felt they could not enjoy the property or breath clean air in their home. They complained to the fire department who said they have already received complaints about this residence and would investigate. The fire department advised them that the current home owner stated that the By-law for open air burning was being adhered to and they were doing nothing wrong. He stated this is why we need a By-law with no grey areas that bans the use of these items in residential areas.

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:

PL2017-54 Lapierre/Sizer: THAT the City of Greater Sudbury approves the amendments to Zoning By-law 2010-100Z as set out in Attachment 1 to the report from the Director of Planning Services dated March 27, 2017.

Councillor Landry-Altmann presented the following amendment:

PL2017-54 A Landry-Altmann/Sizer: THAT the resolution be amended to include the following paragraph:

AND THAT Item #4 in the attachment 1 shall be amended by inserting the words "including but not limited to the hydronic heaters" after the word "furnaces" in the first sentence.

YEAS: Councillor Lapierre, Sizer, McIntosh and Landry-Altmann
CARRIED

The resolution as amended was presented:

PL2017-54 Lapierre/Sizer: THAT the City of Greater Sudbury approves the amendments to Zoning By-law 2010-100Z as set out in Attachment 1 to the report from the Director of Planning Services dated March 27, 2017.

AND THAT Item #4 in attachment 1 shall be amended by inserting the words "including but

not limited to hydronic heaters" after the word "furnaces" in the first sentence.

YEAS: Councillor Lapierre, Sizer, McIntosh and Landry-Altmann

CARRIED

Public comment has been received and considered and has effected Planning Committee's decision in the following manner:

The resolution was amended to include the following: Item 4 in the report from the Director of Planning Services dated March 27, 2017 was amended to include the words "including but not limited to hydronic heaters" after the word "furnaces" in the first sentence.

- 2 Carpenter Investment Ltd. - Application for a temporary use by-law in order to permit the outdoor sale of blueberries for a period of three (3) years, South Lane Road, Sudbury

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

Report dated April 3, 2017 from the General Manager of Growth and Infrastructure regarding Carpenter Investment Ltd. - Application for a temporary use by-law in order to permit the outdoor sale of blueberries for a period of three (3) years, South Lane Road, Sudbury.

Arthur Choquette, the applicant, was present.

Eric Taylor, Manager of Development Approvals, 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:

PL2017-55 Lapierre/Sizer: THAT the City of Greater Sudbury approves the application by Carpenter Investments Ltd. to amend the Zoning By-law 2010-100Z with respect to lands described as PIN 73479-0262, Parcel 22728 SES, Part 3, Plan 53R 7705, Lot 12, Concession 5, Township of Dill to permit the outdoor sale of blueberries in accordance with Section 39 of the Planning Act for a temporary period of three (3) years.

YEAS: Councillor Lapierre, 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.

Recess

At 6:33 p.m. the Committee recessed.

Reconvene

At 6:38 p.m. the Committee reconvened.

- 4 Gerry & Madeleine Dignard - Application for rezoning in order to permit the development of a semi-detached dwelling, 102 Hill Street, Wahnapiatae

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

Report dated April 3, 2017 from the General Manager of Growth and Infrastructure regarding Gerry & Madeleine Dignard - Application for rezoning in order to permit the development of a semi-detached dwelling, 102 Hill Street, Wahnapiatae.

Gerry Dignard, 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:

PL2017-56 Sizer/Lapierre: THAT the City of Greater Sudbury approves the application by Gerry & Madeleine Dignard to amend Zoning By-law 2010-100Z for the City of Greater Sudbury to change the zoning classification from "R1-5", Low Density Residential One to "R2-2", Low Density Residential Two on those lands described as PIN 73481 0727, Part 9, Plan 53R-17725, Lot 9, Concession 3, Township of Dryden.

YEAS: Councillor Lapierre, 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.

- 5 Lawrence & Paulette Belleville - Application for rezoning in order to permit a place of worship, 1325 Bellevue Avenue, Sudbury

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

Report dated April 3, 2017 from the General Manager of Growth and Infrastructure regarding Lawrence & Paulette Belleville - Application for rezoning in order to permit a place of worship, 1325 Bellevue Avenue, Sudbury.

Dave Dorland, agent to the applicant and Reverend Gerard Morin, the applicant, were present.

Mauro Manzon, Senior Planner, outlined the report.

Dave Dorland stated that the applicant has spoken to the area residents and the response has been positive. The parking requirement is for every five (5) parishioners; they require one (1) parking space. They do have adequate parking assuming a congregation of approximately 30 people. The building is well suited and does not require large alterations that would require a building permit. He stated that the building is a down-zoning and compatible with the area and hopes that the Committee will agree.

Barbara Sanders, concerned area resident, stated her concerns are the overflow parking that may be on Dale street. She asked if there are provisions for a no parking zone on the street and at what point would they expect more activity. She also stated that the fence is on the subject property line and is falling into her yard due to snow being pushed against it by previous owners.

Councillor Reynolds, Ward Councillor, stated that she has not received any objections from citizens in this area and she believes this use to be appropriate for this area.

Reverend Morin stated that the services would be Wednesday nights and Sunday mornings and nights. The fence was knocked over previously.

Eric Taylor, Manager of Development approvals, stated that there are no restrictions on Dale Street limiting the parking. He further stated that the Site Plan Control Agreement that is registered to the property does include a fence along the property line. The registered owner of the property is to maintain that fence and repair it. The agreement does apply and the owner is required by the agreement to maintain everything on the site, including the fence. He stated that after the meeting they could meet with the applicant and go through the agreement to insure that everything is complied with.

Jason Ferrigan, Director of Planning, stated there is a Site Plan Control Agreement that is in effect today. He stated that the Site Control Agreement is the strongest piece of legal implementation that they currently have under the Planning Act. He stated that they will be having a discussion with the applicant in regards to the agreement.

Larry Belleville, the property owner, stated he would take care of the fence repairs. He was not aware that he was the owner of the fence.

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:

PL2017-57 Lapierre/Sizer: THAT the City of Greater Sudbury approves the application by Lawrence & Paulette Belleville to amend Zoning By-law 2010-100Z by changing the zoning classification from "C1(6)", Local Commercial Special to "I(S)", Institutional Special on lands described as PIN 73581-0275, Lots 75 & 76, Plan M-129, Parcel 14649 S.E.S., in Lot 2, Concession 3, Township of McKim subject to the following conditions:

- a) The only permitted uses shall be a place of worship and related accessory uses;
- b) The location of the existing building shall be permitted; and,
- c) The maximum building height shall be 11 metres.

YEAS: Councillor Lapierre, Sizer, McIntosh and Landry-Altmann
CARRIED

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

At 7:09 p.m. Councillor Landry-Altmann departed.

- 1 1074069 Ontario Limited - Application to amend the City of Greater Sudbury Official Plan to provide a site-specific exception from Section 5.2.2 (Rural and Waterfront Lot Creation) concerning rural lot creation, Main Street & Sandy Beach Road, Val Caron

A continuation of a Public Hearing from April 10, 2017 Planning Committee Meeting.

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

Report dated April 11, 2017 from the General Manager of Growth and Infrastructure regarding 1074069 Ontario Limited - Application to amend the City of Greater Sudbury Official Plan to provide a site-specific exception from Section 5.2.2 (Rural and Waterfront Lot Creation) concerning rural lot creation, Main Street & Sandy Beach Road, Val Caron.

Kevin Jarus, Tulloch Engineering, agent for the Applicant and Paolo Cusinato, the applicant were present.

Mauro Manzon, Senior Planner, outlined the report.

Vic Bene, concerned resident, stated he had a few questions in regards to the application. He would like to speak in favour of the proposed application provided that the applicant revises the number of lots to six (6). He asked if the applicant is proposing to mitigate any effects on the Eastern Whippoorwill habitat during reproduction and survival at critical points in their life cycle. On November 4, 2013, the rural consent policy was revised and on November 18, Council approved rural lots to require 45 meters, two (2) acres and a maximum of six (6) lots. He asked what would be a reasonable time for the Official Plan to reflect the rural consent policy passed in 2013. He stated that provincial policy statement suggests that the creation of rural lots has no unjustified or uneconomic infrastructure costs. He then stated multiple costs associated to the application for the applicant. He further stated that the only cost to the City is garbage collection in this case. He then stated multiple statistic on the possible income the City would receive for the creation of these properties. He asked in what way does this application create unjustified or uneconomic expenses to the City.

Jason Ferrigan, Director of Planning, stated that past Council has given direction to staff to include a proposed policy amendment in the Official Plan as part of the Official Plan review process. This would lower the minimum lot sizes, the minimum lot frontage and increase the number of lots that can be created by any parent rural parcel. The Planning Committee recently held a public hearing on the Official Plan Review Phase One and is currently adjusting from what they have heard at that meeting. They will be coming back to the Planning Committee in May with a further report on changes that they are proposing. Should these changes be approved, it will include the proposed policy changes that Mr. Bene was referring to. It is a proposed policy that this Council has not yet deliberated on or approved in the Official Plan. Therefore, they must evaluate the application with the policies that are in effect at the time. The question before the Planning Committee is whether the intensity of development that the applicant is proposing, is appropriate for this rural location. He further stated that based on their research done in other jurisdictions, the studies conclude that generally, residential development in rural areas does not pay for itself. When you look at the amount of tax revenue that's generated relative to total amount of services that are being provided.

Mauro Manzon, Senior Planner, displayed a transit services map, provided by the Director of Transit Services. The map showed the limit of Handi-Transit services. The subject property is located outside of those boundaries and the City does not provide transit services to this area. The Director of Transit services advised him that it is possible for people to request Handi-Transit services outside the geographic area subject to availability and road access. However, there is an extra charge applied and availability is limited.

Eric Taylor, Manager of Development Approvals, stated there are two (2) ways a property can be divided in Ontario. Going through the consent provisions under the Planning Act or going under the plan of subdivision provisions. He stated that as per the Official Plan, Council does have to turn their minds to when a plan of subdivision might be required. The plan provides that Council needs to consider that, when there are more than three (3) lots being created from the parent parcel, if the application needs to proceed by way of subdivision or if an exception can be provided to allow for the application to go through the individual consent process with a consent official. He stated that the Committee had considered these types of applications previously and the exceptions have been granted. The applicants have the opportunity to consider both processes. A plan of subdivision is a more complex process. Typically, a plan of subdivision also deals with new roads and new services being installed, which does not have to be the case for this application. With consent applications, the applicants have one (1) year in which to fulfill all the conditions from the approval. Whereas the plan of subdivision, you have more time, usually three (3) years, for the applicants to fulfill the provisions. This is due to engineering submissions being required because of the new roads and services being installed.

Mr. Jarus stated that he wanted to bring up a revision to the application during his concluding remarks. The original application was for seven plus one (7+1) lots, six (6) lots plus one (1) retaining portion. The draft Official Plan does speak to permitting six plus one (6+1). He stated that the applicant would be willing to amend the application and asked the Committee to revise the application to go from the seven plus one (7+1) to the six plus one (6+1). He further stated that he has gone to a resident ecologist and asked if this application would have any negative impact on the species at risk found on the property. An addendum environmental report, which was circulated to the Committee, stated that category two (2) habitat does exist on the property but their opinion is that there would be no negative impact on the species regardless if it was seven (7) or six (6) lots.

Eric Taylor, Manager of Development Approvals, stated in July of last year staff brought forward amendments to the Official Plan to deal with secondary unit policies and changes to zoning By-law to allow most lots that allow for single detached dwellings. In this case, they are dealing with a rural zone that would allow for single detached dwelling. The secondary unit provisions of the By-law would allow for a secondary dwelling unit to also be constructed on all of the lots. The applicants are not proposing this at this time but he would like to make the Committee aware of the possibility.

Mr. Jarus stated that they have taken comments made by Committee members at the last meeting and have conducted research which he has provided. He stated that the comments made by Jason Ferrigan were important regarding studies completed in other municipalities which deemed the appropriate level of intensity for rural areas. Other municipalities consider three plus one (3+1) consent policies to be appropriate for further intensification of rural areas. He then outlined various benefits and questions addressed in regards to the application. He further stated that they would work with Planning staff in order to determine whether the application should proceed by consent process or plan of subdivision. He

believes that the consent process would be more appropriate in this area as no new roads or infrastructure are being proposed. He hopes they have mitigated the concerns of the Committee and staff and asked that the application be approved.

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.

Recess

At 7:39 p.m. the Committee recessed.

Reconvene

At 7:43 p.m. the Committee reconvened.

The following alternate resolution was presented:

PL2017-58 Lapierre/Sizer: THAT the City of Greater Sudbury approves the application by 1074069 Ontario Limited to amend the City of Greater Sudbury Official Plan to provide a site-specific exception from Section 5.2.2 of the Official Plan (Rural and Waterfront Lot Creation) in order to permit seven (7) lots for single residential use from the single parent rural parcel comprising six (6) new lots and a portion to be retained where a maximum of three (3) new lots are permitted based on the adoption date of the Official Plan on lands described as Part of PIN 73502-0877, Part of Parcel 697 S.E.S., in Lot 3, Concession 5, Township of Blezard.

YEAS: Councillor Lapierre

NAYS: Councillor Sizer and McIntosh

DEFEATED

The following resolution was presented:

PL2017-59 Sizer/Lapierre: THAT the City of Greater Sudbury denies the application by 1074069 Ontario Limited to amend the City of Greater Sudbury Official Plan to provide a site-specific exception from Section 5.2.2 of the Official Plan (Rural and Waterfront Lot Creation) in order to permit eight (8) lots for single residential use from the single parent rural parcel comprising seven (7) new lots and a portion to be retained where a maximum of three (3) new lots are permitted based on the adoption date of the Official Plan on lands described as Part of PIN 73502-0877, Part of Parcel 697 S.E.S., in Lot 3, Concession 5, Township of Blezard.

YEAS: Councillor Sizer and McIntosh

NAYS: Councillor Lapierre

CARRIED

Public comment has been received and considered and had no effect on the Planning Committee's decision.

The Committee denied the application to amend the City of Greater Sudbury Official Plan to provide a site-specific exception from Section 5.2.2 (Rural and Waterfront Lot Creation) concerning rural lot creation, Main Street & Sandy Beach Road, Val Caron, for the following

reasons:

-As outlined in the staff report

At 7:52 p.m. Councillor Landry-Altmann returned.

Matters Arising from the Closed Session

Councillor Lapierre reported that the Committee met in Closed Session on April 10, 2017 to deal with two (2) Proposed or Pending Acquisition or Disposition of Land Matters and the following resolutions emanated therefrom:

The following resolutions were presented:

PL2017-60 Sizer/Lapierre: THAT the City of Greater Sudbury authorize the purchase and demolition of 427 Cochrane Street, Sudbury, legally described as PIN 02132-0142 (LT), Lot 62, Plan M-103, Township of McKim, City of Greater Sudbury;

AND THAT a by-law be presented authorizing the purchase and the execution of the documents required to complete the real estate transaction;

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.

CARRIED

PL2017-61 Lapierre/Sizer: THAT the City of Greater Sudbury authorize the purchase of land and the acquisition of an easement over parts of 600 William Avenue, Sudbury, legally described as part of PINs 02126-0313(LT) AND 02126-0278(LT), being Parts 7, 8, 9, 10 11 & 12, Plan 53R-20564, Township of McKim, City of Greater Sudbury;

AND THAT the City of Greater Sudbury enter into an agreement with the property owner pursuant to Section 30 of the Expropriation of the Expropriations Act;

AND THAT a by-law be presented authorizing the purchase and execution of the documents required to complete the real estate transaction;

AND THAT the acquisition be funded from the Road Projects - Property Acquisitions account.

CARRIED

Councillor Lapierre reported that the Committee met in Closed Session on April 24, 2017 to deal with one (1) Proposed or Pending Acquisition or Disposition of Land Matters and one (1) addendum to deal with one (1) Proposed or Pending Acquisition or Disposition of Land Matters and the following resolutions emanated therefrom:

The following resolutions were presented:

PL2017-62 Sizer/Landry-Altmann: THAT the City of Greater Sudbury authorizes a Lease Agreement with Christ The King (Parish) Sudbury Development Corporation for the 79 spots in the Beech Street Parking Lot municipally known as 12 Elgin Street, Sudbury;

AND THAT the appropriate by-law be presented to authorize the execution of the Lease Agreement and renewal terms, if applicable;

AND THAT the annual rent be funded from the Beech Street Parking Lot Operating Budget.

CARRIED

PL2017-63 Landry-Altmann/Sizer: THAT the City of Greater Sudbury authorizes the purchase and demolition of 1500 Bancroft Drive, Sudbury, Legally described as PINs 73579-0056 (LT) and 73579-0079 (LT) part of Lot 7, Plan M-101, Township of McKim, City of Greater Sudbury;

AND THAT a by-law be presented authorizing the purchase and execution of the documents required to complete the real estate transaction;

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

CARRIED

Rules of Procedure

The Committee, by two-thirds majority, allowed Councillor Reynolds to address the Committee regarding item C-1.

Rules of Procedure

Councillor Sizer asked that C-1 be pulled and dealt with separately.

Routine Management Reports

C-1 Dalron Construction Ltd. - Extension to draft plan of subdivision approval, Greenwood Subdivision, Sudbury

Report dated November 23, 2016 from the General Manager of Infrastructure Services regarding Dalron Construction Ltd. - Extension to draft plan of subdivision approval, Greenwood Subdivision, Sudbury was deferred to the March 6, 2017 Planning Committee meeting.

Motion for Deferral

Councillor Sizer moved to defer this item to a Planning Committee meeting in June 2017 for more information.

CARRIED

Adopting, Approving or Receiving Items in the Consent Agenda

The following resolution was presented:

PL2017-64 Sizer/Lapierre THAT the City of Greater Sudbury approves Consent Agenda Items C-2 and C-3 inclusive.

CARRIED

Routine Management Reports

C-2 Dalron Construction Ltd. - Application to extend a draft approved plan of subdivision approval, Township of Broder (Pondsvew Subdivision, Sudbury)

Report dated April 3, 2017 from the General Manager of Growth and Infrastructure regarding Dalron Construction Ltd. - Application to extend a draft approved plan of subdivision approval, Township of Broder (Pondsvew Subdivision, Sudbury).

PL2017-65 Lapierre/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 Parcels 48646, 50208 & 49504, Parts 1 to 19, Plan 53R 14976, Lots 4 & 5, Concession 6, Township of Broder, File # 780-6/93009, upon payment of Council's processing fee in the amount \$433.33 as follows:

1. That Condition #11 be amended to refer to the "General Manager of Growth and Infrastructure" and "Director of Building Services/Chief Building Official".
2. That Conditions #12, #15, #27, #29 and #30 be amended to refer to the "General Manager of Growth and Infrastructure"
3. That Condition #22 be amended to refer to "Lots 1 to 11 inclusive and Block 21" accordingly.
4. That Condition #24 be amended by deleting "#11, #14, #15".
5. That Condition #26 be deleted and replaced with the following:
"26. That prior to the signing of the final plan the Planning Services Division is to be advised by the Nickel District Conservation Authority that Condition #12 has been complied with to their satisfaction."
6. That Condition #28 be deleted and replaced with the following:
"28. That this draft approval shall lapse on April 16, 2018."
7. That Condition #30 be amended to include the words "building foundations" prior to the words "and slope stability (if applicable)."
8. That a new Condition #42 be added as follows:
"42. 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 #43 be added as follows:
"43. Final approval for registration may be issued in phases to the satisfaction of the Director of Planning Services provided that:
 - a) Phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure and other essential services; and,
 - b) 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.
10. That a new Condition #44 be added as follows:
"44. That all streets will be constructed to an urban standard, including the required curbs and gutters and sidewalks."

CARRIED

C-3 Part of Old Creighton Road, Creighton - Road Closure and Declaration of Surplus Land

Report dated April 4, 2017 from the General Manager of Corporate Services regarding Part of Old Creighton Road, Creighton - Road Closure and Declaration of Surplus Land.

PL2017-66 Lapierre/Sizer: THAT the City of Greater Sudbury close by by-law and declare surplus to the City's needs that part of Old Creighton Road, Creighton, legally described as: Part of PIN 73371-0174(LT), being Parts 1 to 5 on Plan 53R-12542, Township of Snider and convey the closed road to Vale Canada Limited, all in accordance with the report from the General Manager of Corporate Services, dated April 3, 2017.

CARRIED

Referred and Deferred Matters

R-1 Unopened Lane East of Martindale Road, Sudbury - Lane Closure and Declaration of Surplus Land

Report dated March 21, 2017 from the General Manager of Corporate Services regarding Unopened Lane East of Martindale Road, Sudbury - Lane Closure and Declaration of Surplus Land.

The following resolution was presented:

PL2017-67 Sizer/Lapierre: THAT the City of Greater Sudbury close by by-law and declare surplus to the City's needs that part of the unopened lane east of Martindale Road, Sudbury, legally described as part of PIN 73589-0032(LT), City of Greater Sudbury, and offer the lane for sale to the abutting property owner(s) pursuant to the procedures governing the sale of limited marketability surplus land as outlined in Property By-law 2008-174, all in accordance with the report from the General Manager of Corporate Services, dated March 21, 2017.

CARRIED

R-2 Wendy Street, Sudbury - Declaration of Surplus Vacant Land

Report dated April 12, 2017 from the General Manager of Corporate Services regarding Wendy Street, Sudbury - Declaration of Surplus Vacant Land.

The following resolution was presented:

PL2017-68 Lapierre/Sizer: THAT the City of Greater Sudbury declare surplus to the City's needs, vacant land on Wendy Street, Sudbury, legally described as part of PIN 73498-0472(LT), City of Greater Sudbury, and market the land for sale to the general public pursuant to the procedures governing the sale of full marketability surplus land as outlined in Property By-law 2008-174, all in accordance with the report from the General Manager of Corporate Services, dated March 21, 2017.

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

Sizer/Lapierre: THAT this meeting does now adjourn. Time: 8:29 p.m.

Brigitte Sobush, Deputy City Clerk