

Location:	Tom Davies Square
Commencement:	4:52 PM
Adjournment:	5:55 PM

## Minutes

### Planning Committee Minutes of 2/27/17

## Councillor McIntosh, In the Chair

Present Councillors McIntosh, Jakubo, Landry-Altmann

City Officials Keith Forrester, Acting Director of Asset Services; Brigitte Sobush, Manager, Clerk's Services/Deputy City Clerk

## Declarations of Pecuniary Interests and the general nature thereof

None declared

Closed Session The following resolution was presented:

PL2017-18 Landry-Altmann/Jakubo: THAT the Planning Committee move to Closed Session to deal with one (1) Proposed or Pending Acquisition or Disposition of Land Matter:

- Lease Agreement, Highway 144, Chelmsford

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

**CARRIED**

The Planning Committee moved into closed session at 4:53 p.m.

Recess At 4:57 p.m., the Planning Committee recessed.

Reconvene At 5:30 p.m., the Planning Committee commenced the Open Session in the Council Chambers

## Councillor McIntosh, In the Chair

Present Councillors McIntosh, Jakubo, Landry-Altmann

City Officials Eric Taylor, Manager of Development Approvals; Robert Webb, Supervisor of Development Engineering; Kris Longston, Manager of Community and Strategic Planning; Keith Forrester, Acting Director of Asset Services; Brigitte Sobush, Manager, Clerk's Services/Deputy City Clerk; Christine Hodgins, Legislative Compliance Coordinator; Lisa Locken, Clerk's Services Assistant

## Declarations of Pecuniary Interests and the general nature thereof

None declared

### **Public Hearings**

- 1 Jules Jobidon & Lisa Langdon - Application for a temporary use by-law in order to permit a garden suite for a maximum of ten years, 838 Gravel Drive, Hanmer

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

Report dated February 7, 2017 from the General Manager of Growth and Infrastructure regarding Jules Jobidon & Lisa Langdon - Application for a temporary use by-law in order to permit a garden suite for a maximum of ten years, 838 Gravel Drive, Hanmer.

Jules Jobidon, the applicant was present.

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

Mr. Jobidon stated that the garden suite is beneficial for their elderly relatives so that they can take care of them. Living close to family, helps improve their quality of life.

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:

PL2017-19 Landry-Altmann/Jakubo: THAT the City of Greater Sudbury approves the application by Jules Jobidon & Lisa Langdon to amend the Zoning By-law 2010-100Z with respect to lands described as PIN 73506-0236 (LT), Parcel 2337 Rem, Part 2, Plan 53R-16779, Lot 4, Concession 4, Township of Hanmer subject to the following condition:

1. That the amending by-law permit the temporary use of the existing garden suite for a period of three years.

**Yeas:** Councillor McIntosh, Jakubo, 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 McIntosh presented the rise and report from the closed Planning session.

The following resolution was presented:

PL2017-20 Landry-Altmann/Jakubo: THAT the City of Greater Sudbury authorize a Lease Agreement between the City of Greater Sudbury and the City of Lakes Family Health Team for the use of a portion of the City owned building municipally known as 3400 Highway 144, Chelmsford, for a 10 year term;

AND THAT the appropriate by-law be presented to authorize the lease and execution of the documents required to complete the Lease Agreement.

## **CARRIED**

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

The following resolution was presented:

PL2017-21 Landry-Altmann/Jakubo: THAT the City of Greater Sudbury approves Consent Agenda Items C-1 to C-10 inclusive.

## **CARRIED**

The following are the Consent Agenda Items:

### **Routine Management Reports**

C-1 Baikinson Land Corp - Application to extend draft plan of subdivision approval (Marquis Park, Chelmsford)

Report dated January 23, 2017 from the General Manager of Growth and Infrastructure regarding Baikinson Land Corp - Application to extend draft plan of subdivision approval (Marquis Park, Chelmsford).

PL2017-22 Jakubo/Landry-Altmann: THAT the City of Greater Sudbury's delegated official be directed to amend the conditions of draft approval for the draft plan of subdivision on lands described as Part of Parcels 15910A, 29828 and 31001 S.W.S., and Part of Lot 1, Plan 53M-1277 in Lots 1 and 2, Concession 2, Township of Balfour, City of Greater Sudbury, File 780 5/94003 as follows:

a) By replacing the references to "Commissioner of Public Works" and "General Manager of Public Works" with "General Manager, Growth & Infrastructure" in Conditions #13, #24 and #25;

b) By deleting Condition #14 and replacing it with the following:

"14. That this draft approval shall lapse on November 21, 2019."

c) By deleting Condition #17 and replacing it with the following:

“17. The owner shall provide a detailed lot grading plan prepared, signed, sealed, and dated by a professional civil engineer with a valid certificate of authorization for the proposed lots as part of the submission of servicing plans. This plan must show finished grades around new houses, retaining walls, side yards, swales, slopes and lot corners. The plan must show sufficient grades on boundary properties to mesh the lot grading of the new site to existing properties and show the stormwater overland flow path.”

d) By deleting Condition #26;

e) By adding the following as Condition #29:

“29. The owner shall develop a siltation control plan for the subdivision construction period to the satisfaction of the Director of Planning Services and Conservation Sudbury (Nickel District Conservation Authority).”

f) By adding the following as Condition #30:

“30. Any streetlights required for this subdivision will be designed and constructed by Greater Sudbury Hydro Inc. at the cost of the owner.”

g) By adding the following as Condition #31:

#31. All streets will be constructed to an urban standard, including the required curbs, gutters and sidewalks.”

h) By adding the following as Condition #32:

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

i) By adding the following as Condition #33:

“33. The owner shall provide a utilities servicing plan showing the location of all utilities including City services, Greater Sudbury Hydro Inc., Canada Post, Bell, Union Gas, and Eastlink. This plan must be to the satisfaction of the Director of Planning Services and must be provided prior to construction for any individual phase.”

j) By adding the following as Condition #34:

“34. Cash contributions toward the Lavallee Stormwater Management Facility are required as confirmed by the letter from S.A. Kirchhefer dated January 9, 2008.”

k) By adding the following as Condition #35:

“35. The municipal drain flowing westerly toward Errington Avenue will be abandoned as future phases of the subdivision proceed. The owner agrees to convey flows southeasterly, via a temporary ditch toward the Lavallee Municipal Drain Branch F inlet prior to the registration of the next phase.”

l) By adding the following as Condition #36:

“36. 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.”

m) By adding the following as Condition #37:

“37. 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, Growth & Infrastructure.”

**CARRIED**

C-2

Consolidated Construction Services Group Inc. - Extension to Draft Plan of Subdivision Approval, Lots 1-32, Block A, Plan M-1094, Lot 4, Concession 1, Township of Rayside, Charlebois & St. Alphonse Street, Azilda

Report dated February 8, 2017 from the General Manager of Growth and Infrastructure regarding Consolidated Construction Services Group Inc. - Extension to Draft Plan of Subdivision Approval, Lots 1-32, Block A, Plan M-1094, Lot 4, Concession 1, Township of Rayside, Charlebois & St. Alphonse Street, Azilda.

PL2017-23 Landry-Altman/Jakubo: 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 Lots 1 to 32, Block A, Plan M-1094, Lot 4, Concession 1, Township of Rayside, File 780-5/10004, upon the payment of the processing fee of \$1,701.50 as follows:

a) By deleting Condition # 11 and replacing it with the following:

“11. That this draft approval shall lapse on April 7, 2020.”

b) By deleting in Conditions # 10 and 31 reference to “General Manager of Infrastructure Services” and replacing it with “General Manager of Growth & Infrastructure”.

c) By deleting Condition #12 and replacing it with the following:

“12. The final 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 (2) 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.”

d) By deleting in Condition # 21 reference to “Persona” and replacing it with “Eastlink”.

e) By deleting in Condition # 25 reference to “Department of Fisheries and Oceans and Ministry of Natural Resources”.

f) By adding Conditions # 34 and 35 as follows:

“34. 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.”

“35. 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.”

**CARRIED**

C-3 Northern Home Builders - Extension to Draft Plan of Subdivision Approval. PIN 73347-1572 & part of PIN 73347-1620, Lot 6, Concession 1, Township of Rayside, Brabant Street, Azilda

Report dated February 7, 2017 from the General Manager of Growth and Infrastructure regarding Northern Home Builders - Extension to Draft Plan of Subdivision Approval, PIN 73347-1572 & part of PIN 73347-1620, Lot 6, Concession 1, Township of Rayside, Brabant Street, Azilda .

PL2017-24 Landry-Altmann/Jakubo: 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 PIN 73347-1572 & part of PIN 73347-1620, Lot 6, Concession 1, Township of Rayside, File 780-5/12003, upon the payment of the processing fee of \$2,370.00 as follows:

a) By deleting Condition # 10 and replacing it with the following:

“10. That this draft approval shall lapse on December 23, 2019.”

b) By deleting in Condition # 22 reference to “General Manager of Infrastructure Services” and replacing it with “General Manager of Growth & Infrastructure”.

c) By adding Conditions # 33, and 34 as follows:

“33. 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.”

“34. 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.”

**CARRIED**

C-4 Dalron Construction Ltd. - Application for draft plan of condominium in order to apply condominium tenure to a development consisting of four row dwellings and a semi-detached dwelling, Mallard's Landing Drive, Sudbury

Report dated January 23, 2017 from the General Manager of Growth and Infrastructure regarding Dalron Construction Ltd. - Application for draft plan of condominium in order to apply condominium tenure to a development consisting of four row dwellings and a

semi-detached dwelling, Mallard's Landing Drive, Sudbury.

PL2017-25 Jakubo/Landry-Altmann: THAT the City of Greater Sudbury's delegated official be directed to issue the draft approval for the subject condominium following approval and subject to the following conditions:

1. That this approval applies to the draft plan of condominium of PIN 73478-1183, Parts 1 to 3, Plan 53R-20242, Part of Lot 14, Concession 6, Township of Broder, as shown on a plan prepared by Tulloch Engineering, Terry Del Bosco, O.L.S. and dated October 14, 2016;
2. That 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 reference to NAD83 (CSRS) with grid coordinates expressed in the 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 the owner shall fulfill all outstanding requirements of the registered Site Plan Control Agreement to the satisfaction of the Director of Planning Services;
4. That the owner shall establish a blanket easement across the subject lands in favour of Bell Canada for the purposes of providing services to the lands at the cost of the owner prior to the registration of the final plan of condominium; and,
5. If final approval is not granted within three years of the date of draft approval, the draft approval shall lapse in accordance with Section 51(32) of the Planning Act, unless an extension is granted by Council pursuant to Section 51(33) of the Planning Act.

**CARRIED**

C-5 2121917 Ontario Inc – Extension to draft plan of condominium approval, Montrose Mall, 766 Lasalle Boulevard, Sudbury

Report dated January 23, 2017 from the General Manager of Growth and Infrastructure regarding 2121917 Ontario Inc – Extension to draft plan of condominium approval, Montrose Mall, 766 Lasalle Boulevard, Sudbury.

PL2017-26 Landry-Altmann/Jakubo: THAT the conditions of draft approval for the plan of condominium on lands described as PIN 02171-0336, Parcel 27097 S.E.S., Lot 2, Plan M-397, Lot 3, Concession 6, Township of McKim, File 741-6/13003, be amended as follows:

a) By deleting Condition #8 and replacing it with the following:

“That this draft approval shall lapse on March 6, 2018, unless an extension is granted by Council pursuant to Section 51(33) of the Planning Act.”

**CARRIED**

C-6 Alder Street, Sudbury - By-law Repeal and Road Dedication

Report dated January 19, 2017 from the Executive Director of Finance, Assets and Fleet regarding Alder Street, Sudbury - By-law Repeal and Road Dedication.

PL2017-27 Jakubo/Landry-Altmann: THAT the City of Greater Sudbury repeal By-law

2004-316;

AND THAT part of Alder Street, Sudbury, legally described as part of PIN 73585-1085(LT), being Part 1 on Plan 53R-17640, be dedicated as an open public road;

AND THAT the necessary by-law or by-laws be presented.

**CARRIED**

C-7 Coronation Blvd., Lively - Declaration of Surplus Vacant Parkland

Report dated February 3, 2017 from the Executive Director of Finance, Assets and Fleet regarding Coronation Blvd., Lively - Declaration of Surplus Vacant Parkland.

PL2017-28 Jakubo/Landry-Altmann: THAT the City of Greater Sudbury declares surplus to the City's needs, vacant parkland on Coronation Blvd., Lively, legally described as PIN 73377-1043(LT), City of Greater Sudbury, and offer the land for sale to the abutting property owner to the west, 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 Executive Director of Finance, Assets and Fleet.

**CARRIED**

C-8 Bancroft Drive, Sudbury - Declaration of Surplus Vacant Land

Report dated January 19, 2017 from the Executive Director of Finance, Assets and Fleet regarding Bancroft Drive, Sudbury - Declaration of Surplus Vacant Land.

PL2017-29 Landry-Altmann/Jakubo: THAT the City of Greater Sudbury declare surplus to the City's needs, vacant land on Bancroft Drive, Sudbury, legally described as PIN 73577-0526(LT), City of Greater Sudbury, and offer the land for sale to the abutting owner(s) pursuant to the procedures governing the sale of limited marketability surplus land as outlined in Property By-law 2008-174, all in accordance with the report from the Executive Director of Finance, Assets and Fleet.

**CARRIED**

C-9 Unopened Lane West of Simcoe Street, Sudbury - Lane Closure and Declaration of Surplus Land

Report dated February 2, 2017 from the Executive Director of Finance, Assets and Fleet regarding Unopened Lane West of Simcoe Street, Sudbury - Lane Closure and Declaration of Surplus Land.

PL2017-30 Landry-Altmann/Jakubo: THAT the City of Greater Sudbury close by by-law and declare surplus to the City's needs that part of the unopened lane west of Simcoe Street, Sudbury, legally described as part of PIN 73586-1371(LT), City of Greater Sudbury, and offer the lane for sale to the abutting owner(s) pursuant to the procedures governing the sale of limited marketability surplus land as outlined in Property By-law 2008-174, all in accordance with the report from the Executive Director of Finance, Assets and Fleet.

**CARRIED**



C-10      Unopened Lane South of Dell Street, Sudbury - Lane Closure and Declaration of Surplus Land

Report dated January 19, 2017 from the Executive Director of Finance, Assets and Fleet regarding Unopened Lane South of Dell Street, Sudbury - Lane Closure and Declaration of Surplus Land .

PL2017-31 Jakubo/Landry-Altmann: THAT the City of Greater Sudbury close by by-law and declare surplus to the City's needs part of the unopened lane south of Dell Street and west of Laforest Avenue, Sudbury, legally described as part of PIN 02132-0079(LT), City of Greater Sudbury, and offer the lane for sale to the abutting owners pursuant to the procedures governing the sale of limited marketability surplus land as outlined in the Property By-law 2008-174, all in accordance with the report from the Executive Director of Finance, Assets and Fleet.

**CARRIED**

**Correspondence for Information Only**

C-11      Ontario Municipal Board Decision Case PL151124 - Regulation of Hedgerows

Report dated January 23, 2017 from the General Manager of Growth and Infrastructure regarding Ontario Municipal Board Decision Case PL151124 - Regulation of Hedgerows.

For information only.

C-12      Ontario Municipal Board Decision - Case PL160609 – Minor Variance Application – 1046 Martindale Road, Sudbury

Report dated January 23, 2017 from the General Manager of Growth and Infrastructure regarding Ontario Municipal Board Decision - Case PL160609 – Minor Variance Application – 1046 Martindale Road, Sudbury.

For information only.

**Managers' Reports**

R-1      Allocation of Funds for the Chelmsford Community Improvement Plan

Report dated February 7, 2017 from the General Manager of Growth and Infrastructure regarding Allocation of Funds for the Chelmsford Community Improvement Plan.

The following resolution was presented:

PL2017-32 Landry-Altmann/Jakubo: THAT the City of Greater Sudbury redirects \$34,700 from the Levack/Onaping Community Improvement Plan to the Nodes and Corridors Strategy for the completion of a Community Improvement Plan for the Chelmsford Town Centre.

**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.

**Continuance of the Closed Meeting**

The Continuance of the Closed Meeting was not required.

**Matters Arising from Continuance of Closed Meeting**

Matters Arising from the Continuance of the Closed Meeting was not required.

**Recess**

Recess was not required.

**Adjournment**

Jakubo/Landry-Altmann: THAT this meeting does now adjourn. Time: 5:55 p.m.

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Brigitte Sobush, Deputy City Clerk