

**MEETING OF THE PLANNING COMMITTEE  
OF THE CITY OF GREATER SUDBURY**

**Council Chamber  
Tom Davies Square**

**Monday, April 27, 2015  
Commencement: 4:33 p.m.**

**COUNCILLOR LYNNE REYNOLDS IN THE CHAIR**

Present Councillors Dutrisac, McIntosh, Cormier, Reynolds, Landry-Altmann

Staff Paul Baskcomb, General Manager of Growth & Development; Mark Simeoni, Acting Director of Planning Services; Keith Forrester, Real Estate Coordinator; Vasu Balakrishnan, Senior Auditor; Tanya Thompson, Deputy City Clerk

Declarations of Pecuniary Interest None declared.

Closed Session PL2015-62 Landry-Altmann/Dutrisac: THAT the Planning Committee meet in closed session to deal with two (2) proposed or pending acquisition or disposition of land matters;

- Lease Agreement – Navy League of Canada (Ontario Division), Ramsey Lake Road, Sudbury; and
- Lease Agreements – The Sudbury Yacht Club, Ramsey Lake Road, Sudbury

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

**CARRIED**

Recess At 4:45 p.m. the Planning Committee recessed.

Reconvene At 5:30 p.m. the Planning Committee reconvened.

**COUNCILLOR FERN CORMIER IN THE CHAIR**

Present Councillors Dutrisac, McIntosh, Cormier, Reynolds, Landry-Altmann

Staff Paul Baskcomb, General Manager of Growth & Development; Mark Simeoni, Acting Director of Planning Services; Eric Taylor, Manager of Development Approvals; Robert Webb, Supervisor of Development Engineering; Mauro Manzoni, Senior Planner; Glen Ferguson, Senior Planner; Alex Singbush, Senior Planner; Vasu Balakrishnan, Senior Auditor; Tanya Thompson, Deputy City Clerk; Jody Lamarche, Audio Visual Operator; Lisa Locken, Committee Assistant

Declaration of  
Pecuniary Interest  
and the General  
Nature Thereof

None Declared

### **MATTERS ARISING FROM THE CLOSED SESSION**

#### **Rise and Report**

Councillor Reynolds reported the Committee met in closed session to deal with two (2) proposed or pending acquisition or disposition of land matters and the following recommendation emanated therefrom:

Lease Agreement –  
Navy League of  
Canada (Ontario  
Division), Ramsey  
Lake Road, Sudbury

PL2015-63 Cormier/Landry Altmann: THAT the City of Greater Sudbury authorizes the Lease Agreement between the City of Greater Sudbury and The Sudbury Yacht Club for land located at 190 Ramsey Lake Road, Sudbury, for a 10 year term;

AND THAT a by-law be presented authorizing the grant of the leased land and the execution of the documents required to complete the Lease Agreement.

**CARRIED**

Lease Agreement –  
Sudbury Yacht Club,  
Ramsey Lake Road,  
Sudbury

PL2015-64 Landry-Altmann/Cormier: THAT the City of Greater Sudbury authorizes the Lease Agreement between the City of Greater Sudbury and The Navy League of Canada (Ontario Division) for land located at 182 Ramsey Lake Road, Sudbury, for a 10 year term;

AND THAT a by-law be presented authorizing the grant of the leased land and the execution of the documents required to complete the Lease Agreement.

**CARRIED**

### **PUBLIC HEARINGS**

#### **APPLICATION FOR REZONING IN ORDER TO ELIMINATE THE SPLIT ZONING THAT RESULTS FROM A LOT ADDITION WITH AN ABUTTING RESIDENTIAL LOT, SOUTH SHORE ROAD, SUDBURY - ROSS EDWARD & VALERIE INGRID MANTLE**

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

Report dated April 13, 2015 from the General Manager of Growth & Development regarding Application for rezoning in order to eliminate the split zoning that results from a lot addition with an abutting residential lot, South Shore Road, Sudbury – Ross Edward & Valerie Ingrid Mantle.

**PUBLIC HEARING CONT'D**

**APPLICATION FOR REZONING IN ORDER TO ELIMINATE THE SPLIT ZONING THAT RESULTS FROM A LOT ADDITION WITH AN ABUTTING RESIDENTIAL LOT, SOUTH SHORE ROAD, SUDBURY - ROSS EDWARD & VALERIE INGRID MANTLE (CONT'D)**

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Terry Del Bosco, Tulloch Geomatics, agent for the applicants was present.

Mauro Manzon, Senior Planner outlined the application to the Committee.

Mauro Manzon, Senior Planner, stated a small portion of land is being conveyed to the applicants neighbour to rectify the deck encroachment. He also stated the letters of concern relate to the Consent Application regarding the rezoning of the large parcel of land from South Shore Road to Tilton Lake and were included in the report as they reference these lands.

Mr. Del Bosco stated he is working with the owners so they can rectify the building permit application and obtain approval from the Committee of Adjustment for a minor variance for the deck on the westerly side of the dwelling.

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 recommendation was presented:

PL2015-65 Reynolds/McIntosh: THAT the City of Greater Sudbury approves the application by Ross Edward & Valerie Ingrid Mantle to amend Zoning By-law 2010-100Z by changing the zoning classification from "RU", Rural to "R1-1", Low Density Residential One on lands described as Part of PIN 73473-0073, Part of Parcel 8132 S.E.S., in Lot 9, Concession 3, Township of Broder subject to the following conditions:

a. Prior to the adoption of the amending by-law, the owner shall meet the following conditions:

- i) Provide the Development Approvals Section with a registered survey plan outlining the lands to be rezoned to enable the preparation of an amending zoning by-law;
- ii) Submit a building permit application for the deck on the westerly side of the dwelling to the satisfaction of the Chief Building Official; and,
- iii) Obtain approval from the Committee of Adjustment for a minor variance for the deck on the westerly side of the dwelling, if required.

**PUBLIC HEARING CONT'D**

**APPLICATION FOR REZONING IN ORDER TO ELIMINATE THE SPLIT ZONING THAT RESULTS FROM A LOT ADDITION WITH AN ABUTTING RESIDENTIAL LOT, SOUTH SHORE ROAD, SUDBURY - ROSS EDWARD & VALERIE INGRID MANTLE (CONT'D)**

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**YEAS:** Councillors Dutrisac, McIntosh, Reynolds, Landry-Altmann, Cormier

**CARRIED**

**APPLICATION FOR REZONING IN ORDER TO PERMIT A SECOND DWELLING UNIT WITHIN THE BASEMENT OF THE EXISTING SINGLE-DETACHED DWELLING, 2033 ST. JEAN BAPTISTE STREET, CHELMSFORD – ALAIN & DOMINIQUE MARTEL**

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

Report dated April 13, 2015 from the General Manager of Growth & Development regarding Application for rezoning in order to permit a second dwelling unit within the basement of the existing single-detached dwelling, 2033 St. Jean Baptiste Street, Chelmsford – Alain & Dominique Martel.

Alain & Dominique Martel, the applicants were present.

Glen Ferguson, Senior Planner, outlined the application to the Committee.

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 recommendation was presented:

PL2015-66 Dutrisac/McIntosh: THAT the City of Greater Sudbury approves the application by Alain & Dominique Martel to amend Zoning By-law 2010-100Z to change the zoning classification from "R1-5", Low Density Residential One to "R2-1", Low Density Residential Two in order to permit a second dwelling unit within the basement of the existing single-detached dwelling on those lands described as PIN 73347-1156, Parcel 20080 S.W.S., Lot 23, Plan M-393, Lot 11, Concession 3, Township of Rayside subject to the following condition:

1. That the owner apply and submit drawings for a building permit for the additional basement dwelling unit to the satisfaction of the Chief Building Official prior to the passing of an amending zoning by-law.

**PUBLIC HEARING (CONT'D)**

**APPLICATION FOR REZONING IN ORDER TO PERMIT A SECOND DWELLING UNIT  
WITHIN THE BASEMENT OF THE EXISTING SINGLE-DETACHED DWELLING, 2033 ST.  
JEAN BAPTISTE STREET, CHELMSFORD – ALAIN & DOMINIQUE MARTEL (CONT'D)**

**YEAS:** Councillors Dutrisac, McIntosh, Reynolds, Landry-Altmann, Cormier

**CARRIED**

**APPLICATION FOR REZONING IN ORDER TO PERMIT SIX (6) SEMI-DETACHED  
DWELLING UNITS, MONTEE GENEREUX, CHELMSFORD - BELANGER CONSTRUCTION**

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

Report dated April 13, 2015 from the General Manager of Growth & Development regarding application for rezoning in order to permit six (6) semi-detached dwelling units, Montee Genereux, Chelmsford – Belanger Construction.

Terry Del Bosco, Tulloch Geomatics, agent for the applicant was present.

Glen Ferguson, Senior Planner, outlined the application to the Committee.

Eric Taylor, Manager of Development Approvals, stated there is no need for additional road widening required as per the Ministry of Transportation.

Rob Webb, Supervisor of Development Engineering, stated the noise berm was constructed as a condition of the draft approval for the subdivision that was recently developed. He also stated the berm is located at the back of the lot and is a portion of the acoustical barrier. He advised it was determined when lots are developed with close proximity to intersections they must have a berm for noise reduction. He stated the City has a 'no cut' policy, if a road is paved you must wait three years to cut into the newly paved road.

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 recommendation was presented:

PL2015-67 Dutrisac/McIntosh: THAT the City of Greater Sudbury approves the application by Belanger Construction to amend Zoning By-law 2010-100Z to change the zoning classification from "R1-4", Low Density Residential One to "R2-2", Low Density Residential Two in order to permit six (6) semi-detached dwelling units on those lands

**PUBLIC HEARINGS (CONT'D)**

**APPLICATION FOR REZONING IN ORDER TO PERMIT SIX (6) SEMI-DETACHED DWELLING UNITS, MONTEE GENEREUX, CHELMSFORD - BELANGER CONSTRUCTION (CONT'D)**

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described as PINs 73348-0723, 73348-0724 & 73348-0725, Lots 12, 13 & 14, Plan 53M-1420, Lot 1, Concession 2, Township of Balfour.

**YEAS: Councillors Dutrisac, McIntosh, Reynolds, Landry-Altmann, Cormier**

**CARRIED**

**APPLICATION FOR REZONING IN ORDER TO PERMIT TWO (2) SINGLE DETACHED DWELLINGS ON SURPLUS INSTITUTIONAL LANDS (FORMER ST. MICHAEL'S SCHOOL), 52 GILL STREET, SUDBURY - 1789682 ONTARIO LIMITED**

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

Report dated April 13, 2015 from the General Manager of Growth & Development regarding application for rezoning in order to permit two (2) single detached dwellings on surplus institutional lands (former St. Michael's School), 52 Gill Street, Sudbury – 1789682 Ontario Limited.

Letters of concern from area residents, Gail Gardner and Jenny Martindale were distributed.

J.P. Max, the applicant and Mike Tellier, agent for the applicant were present.

Mauro Manzon, Senior Planner, outlined the application to the Committee.

Mauro Manzon, Senior Planner, stated the lot has not yet been severed, the first challenge is to secure rezoning and lot severing would be dealt with through Consent Approval process. He stated Institutional zoning allows public uses such as daycare facilities, group homes type 1 and type 2, special needs facilities, retirement homes, and crisis residences.

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 recommendation was presented:

PL2015-68 McIntosh/Dutrisac: THAT the City of Greater Sudbury approves the application by 1789682 Ontario Limited to amend Zoning By-law 2010-100Z by changing the zoning

**PUBLIC HEARING (CONT'D)**

**APPLICATION FOR REZONING IN ORDER TO PERMIT TWO (2) SINGLE DETACHED DWELLINGS ON SURPLUS INSTITUTIONAL LANDS (FORMER ST. MICHAEL'S SCHOOL), 52 GILL STREET, SUDBURY - 1789682 ONTARIO LIMITED (CONT'D)**

classification from "I", Institutional to "R1-5", Low Density Residential One on those lands described as Part of PIN 73584-1080, Lot 54, Plan 66S, Parts 1 to 5, Plan 53R-15357 in Lot 5, Concession 3, Township of McKim subject to the following conditions:

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

- i) Obtain Committee of Adjustment approval for the reduced setback of the former school Building from the westerly boundary of Lot 54, Plan 66S; and,
- ii) Grant an easement to the City of Greater Sudbury in order to provide alternate access to The Sanitary Sewage Tunnel - Shaft #3 to the satisfaction of the General Manager of Infrastructure Services.

**YEAS: Councillors Dutrisac, McIntosh, Reynolds, Landry-Altmann, Cormier**

**CARRIED**

**CONSENT AGENDA**

Consent Item Pulled      Consent Item C1 (Draft Subdivision Approval Extension, Montee Principale, Azilda – Raimo & Lilaine Koshiniemi) was pulled and dealt with separately.

The following are the Consent Agenda Items.

**ROUTINE MANAGEMENT REPORTS**

Item C-1 Consent for Draft Subdivision Approval Extension, Montee Principale, Azilda – Raimo & <u>Lilaine Koskiniemi.</u>	Report dated April 13, 2015 from the General Manager of Growth & Development regarding Draft Subdivision Approval Extension, Montee Principale, Azilda – Raimo & Lilaine Koskiniemi.  PL2015-69      Dutrisac/Cormier:      THAT The City of Greater Sudbury amend the conditions of the draft plan of subdivision approval on Parts 1 and 2, Plan 53R-17360, Lot 7, Concession 2, Township of Rayside, File 780-5/11005, as follows:
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a) Deleting Condition # 8 and replacing it with the following:

“8. That this draft approval shall lapse on May 31, 2018.”

**ROUTINE MANAGEMENT REPORTS (CONT'D)**

Item C-1

Consent for Draft

Subdivision

Approval Extension,

Montee Principale,

Azilda – Raimo &

Lilaine Koskiniemi.

(Cont'd)

b) Adding Condition # 23:

“23. That prior to the signing of the final plan, the owner shall provide a cash payment in lieu of the 5 percent parkland dedication in accordance with Section 51.1(3) of the Planning Act, to the satisfaction of the Director of Planning Services.

AND THAT the applicable processing fee of \$1,366.25 be waived due to the additional costs incurred by the developer and the longer than expected timeline.

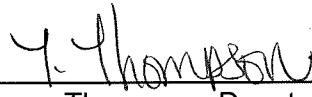
**CARRIED**

Adjournment

McIntosh/Reynolds: THAT this meeting does now adjourn.

Time: 6:48 p.m.

**CARRIED**

  
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Tanya Thompson, Deputy City Clerk