

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

**Council Chamber
Tom Davies Square**

**Monday, April 11, 2016
Commencement: 4:15 p.m.**

DEPUTY CLERK, TANYA THOMPSON IN THE CHAIR

Present

Councillors McIntosh, Cormier, Landry-Altmann

City Officials

Jason Ferrigan, Director of Planning Services; Keith Forrester, Real Estate Coordinator; Guido Mazza, Director of Building Services / Chief Building Officer (D) 4:41 p.m.; Andre Guillot, Manager of Building Inspection Services (D) 4:41 p.m.; Eric Labelle, Acting City Solicitor (D) 4:41 p.m.; Tony Derro, Manager of Taxation (D) 4:41 p.m.; Tanya Thompson, Deputy City Clerk

**Declarations of
Pecuniary Interest**

None declared.

**Item 1 Appointment
of Temporary
Vice-Chair**

In the absence of Vice-Chair, Councillor Reynolds, nominations were held for the position of Temporary Vice-Chair for the April 11, 2016 Planning Committee Meeting.

NOMINATOR

Councillor Landry-Altmann

NOMINEE

Councillor McIntosh

Nominations were closed by Councillor Cormier.

Councillor McIntosh accepted the nomination.

The following resolution was presented:

PL2016-55 McIntosh/Landry-Altmann: THAT the City of Greater Sudbury appoints Councillor McIntosh as temporary Vice-Chair for the April 11, 2016 Planning Committee Meeting.

CARRIED

COUNCILLOR DEB MCINTOSH IN THE CHAIR

Closed Session

PL2016-56 McIntosh/Landry-Altmann: THAT the Planning Committee meet in Closed Session to deal with two (2) Proposed or Pending Acquisition or Disposition of Land Matters:

- Tax Sale Vesting, Poplar Street, Sudbury; and,
- Sale of Vacant Land, Portion of Unopened Queen Lane, Chelmsford

Closed Session
(Cont'd)

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

CARRIED

The Committee moved into closed session at 4:17 p.m.

Recess

At 4:43 p.m. the Planning Committee recessed.

Reconvene

At 5:30 p.m. the Planning Committee commenced the Open Session in the Council Chamber.

COUNCILLOR FERN CORMIER IN THE CHAIR

Present

Councillors McIntosh, Cormier, Landry-Altmann

City Officials

Tony Cecutti, General Manager of Infrastructure Services; Jason Ferrigan, Director of Planning Services; Guido Mazza, Director of Building Services / Chief Building Officer; Eric Taylor, Manager of Development Approvals; Robert Webb, Supervisor of Development Engineering; Kris Longston, Manager of Communication and Strategic Planning; Mauro Manzon, Senior Planner; Tanya Thompson, Deputy City Clerk; Jody Lamarche, Vital Statistics Assistant, Lisa Locken, Clerk's Services Assistant

Declaration of
Pecuniary Interest
and the General
Nature Thereof

None Declared

MATTERS ARISING FROM THE CLOSED SESSION

Rise and Report

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

Tax Sale Vesting,
Poplar Street,
Sudbury

PL2016-57 McIntosh/Landry-Altmann: THAT the City of Greater Sudbury authorizes the vesting of 372 Poplar Street, Sudbury, legally described as PIN 02134-0394(LT), Lot 103 and part of Lot 104, Plan M-26, City of Greater Sudbury;

AND THAT the taxes, including penalties, owing to the date of vesting be written off as uncollectable;

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

CARRIED

Sale of Vacant Land,
Portion of Unopened
Queen Lane,
Chelmsford

PL2016-58 McIntosh/Landry-Altmann: THAT the City of Greater Sudbury authorizes the sale of a portion of unopened Queen Lane, Chelmsford, legally described as part of PIN 73351-0400(LT), Township of Balfour;

MATTERS ARISING FROM THE CLOSED SESSION (CONT'D)

Sale of Vacant Land, AND THAT this recommendation override and replace recommendation
Portion of Unopened PL2013-60;
Queen Lane,
Chelmsford (Cont'd) AND THAT the appropriate by-law be presented 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

PRESENTATIONS:

5 Year Strategic Report dated March 30, 2016 from the General Manager of Infrastructure
Business Plan for Services regarding 5 Year Strategic Business Plan for the Planning
the Planning Services Division.
Services Division

Jason Ferrigan, Director of Planning, provided a presentation for
information only, on the new 5 Year Strategic Business Plan for the
Planning Services Division.

Rules of Procedure The Planning Committee, by a two-thirds majority, agreed to dispense with
the Rules of Procedure, to alter the order of the Agenda and deal with
Referred and Deferred Matter R-1, Sunbeam Meats Ltd. after Public
Hearing 2.

PUBLIC HEARINGS

LUC & CHANTAL FOURNIER – APPLICATION TO EXTEND A TEMPORARY USE BY-LAW IN ORDER TO PERMIT A SECOND DWELLING UNIT ON THE PROPERTY IN THE FORM OF A GARDEN SUITE, 5310 DESCHENE ROAD, HANMER

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

Report dated March 21, 2016 was received from the General Manager of Infrastructure
Services regarding Luc & Chantal Fournier – Application to extend a temporary use by-
law in order to permit a second dwelling unit on the property in the form of a garden
suite, 5310 Deschene Road, Hanmer.

Maurice Fournier, agent for the applicant was present.

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

Mr. Fournier enquired whether the shipping container located on the property must be
removed.

PUBLIC HEARINGS (CONT'D)

LUC & CHANTAL FOURNIER – APPLICATION TO EXTEND A TEMPORARY USE BY-LAW IN ORDER TO PERMIT A SECOND DWELLING UNIT ON THE PROPERTY IN THE FORM OF A GARDEN SUITE, 5310 DESCHENE ROAD, HANMER (CONT'D)

Mauro Manzon, Senior Planner, stated that the shipping container must be removed from the property as stated in the resolution.

Jason Ferrigan, Director of Planning Services, stated that a shipping container is not allowed on any rural zoned property and regardless if this application is approved or not, the shipping container will need to be removed.

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:

PL2016-59 McIntosh/Landry-Altmann: THAT the City of Greater Sudbury approves the application by Luc & Chantal Fournier to amend Zoning By-law 2010-100Z with respect to land described as PIN 73506-0008, Parcel 53605 S.E.S., Part 1, Plan 53R-16536 in Lot 4, Concession 4, Township of Hanmer in order to permit a garden suite in accordance with Section 39 of the Planning Act for a temporary period of three (3) years subject to the following condition:

1. Prior to the enactment of the temporary use by-law, the shipping container shall have been removed from the subject lands to the satisfaction of the Director of Planning Services.

YEAS: Councillors McIntosh, Cormier, Landry-Altmann

CARRIED

HOUSEKEEPING AMENDMENTS TO ZONING BY-LAW 2010-100Z, BEING THE 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 application.

Report dated March 21, 2016 was received from the General Manager of Infrastructure Services regarding Housekeeping amendments to Zoning By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury.

PUBLIC HEARINGS (CONT'D)

HOUSEKEEPING AMENDMENTS TO ZONING BY-LAW 2010-100Z, BEING THE ZONING BY-LAW 2010-100Z, BEING THE ZONING BY-LAW FOR THE CITY OF GREATER SUDBURY (CONT'D)

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

A revised Attachment 1 to the staff report was circulated to the Planning Committee.

Eric Taylor, Manager of Development Approvals, stated that restrictions for the watershed and Wellhead Protection Areas are currently a part of the existing provisions in the by-law and a majority of this section will be carried forward. He stated that the Storm Water Protection Plan identifies existing threats and they are allowed to continue use with a plan provided by the City's Risk Management Office.

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:

PL2016-60 Landry-Altmann/McIntosh: THAT the City of Greater Sudbury approves the amendments to Zoning By-law 2010-100Z as set out in the revised Attachment 1 to the report from the Director of Planning Services dated March 21, 2016.

YEAS: Councillors McIntosh, Cormier, Landry-Altmann

CARRIED

REFERRED AND DEFERRED MATTERS

SUNBEAM MEATS LTD. – APPLICATION FOR REZONING IN ORDER TO PERMIT A FOUR-UNIT MULTIPLE DWELLING ON A VACANT WESTERLY PORTION OF THE SUBJECT PROPERTY, 427-433 LAFOREST AVENUE, SUDBURY

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

Report dated March 21, 2016 was received from the General Manager of Infrastructure Services regarding Sunbeam Meats Ltd. – Application for rezoning in order to permit a four-unit multiple dwelling on a vacant westerly portion of the subject property, 427-433 Laforest Avenue, Sudbury.

Dave Dorland, D.S. Dorland Limited, agent for the applicant and David Daoust, the applicant were present.

REFERRED AND DEFERRED MATTERS (CONT'D)

SUNBEAM MEATS LTD. – APPLICATION FOR REZONING IN ORDER TO PERMIT A FOUR-UNIT MULTIPLE DWELLING ON A VACANT WESTERLY PORTION OF THE SUBJECT PROPERTY, 427-433 LAFOREST AVENUE, SUDBURY (CONT'D)

Mauro Manzon, Senior Planner, outlined the report.

Rob Web, Supervisor of Developmental Engineering, stated that there will be a catch basin installed in the alley behind the property and a storm sewer installed through the easement to the front and from the property line to Bond Street and Laforest Avenue which will connect to the City system to deal with the drainage.

Jason Ferrigan, Director of Planning Services, stated that the recommendation presented supersedes information that was originally supplied in the staff report and that they are recommending approval, conditional on having a survey plan prepared for the property and having the owner provide a four (4) metre wide easement to the City.

Mr. Dorland stated that run-off water has been draining into the basement of this property for at least thirty (30) years and due to health and safety issues this cannot continue so he is pleased to see that an arrangement has been proposed to rectify this problem and properly deal with the drainage. He stated that the applicant is amiable to provide a legal survey and transfer the easement to the City. He advised that a public information session was held by the applicant and was attended by approximately ten (10) residents and a petition of support was signed by twenty (20) local residents.

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:

PL2016-61 Landry-Altmann/McIntosh: THAT the City of Greater Sudbury approves the application by Sunbeam Meats Ltd. to amend Zoning By-law 2010-100Z by changing the zoning classification from "R3(40)", Medium Density Residential Special to "R3(S)", Medium Density Residential Special on lands described as Part of PIN 02133-0111, Part of Lot 36, Plan 85-S in Lot 5, Concession 4, Township of McKim subject to the following conditions:

- a) That prior to the adoption of the amending by-law, the owner shall:
 - 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) A minimum of 4 metre-wide drainage easement to the satisfaction of the General Manager of Infrastructure Services;

REFERRED AND DEFERRED MATTERS (CONT'D)

SUNBEAM MEATS LTD. – APPLICATION FOR REZONING IN ORDER TO PERMIT A FOUR-UNIT MULTIPLE DWELLING ON A VACANT WESTERLY PORTION OF THE SUBJECT PROPERTY, 427-433 LAFOREST AVENUE, SUDBURY (CONT'D)

b) That the amending by-law include the following site-specific provisions:

- i) A maximum of four (4) dwelling units shall be permitted;
- ii) Bond Street is deemed to be the front lot line;
- iii) The maximum front yard setback shall be the established building line on Bond Street;
- iv) A landscaped area equivalent to the maximum front yard setback shall be provided abutting Bond Street;
- v) The parking area shall be located in the rear yard;
- vi) A minimum one (1) parking space per unit shall be permitted; and,
- vii) Planting strips shall not be required.

YEAS: Councillors McIntosh, Cormier, Landry-Altmann

CARRIED

CONSENT AGENDA

The following resolution was presented:

PL2016-62 McIntosh/Landry-Altmann: THAT The City of Greater Sudbury approves Planning Committee Consent Agenda Items C1 to C4.

CARRIED

The following are Consent Agenda Items.

ROUTINE MANAGEMENT REPORTS

Item C-1: Dalron Construction Limited- Extension to Draft Plan of Subdivision Approval for Fairlane Drive Subdivision	Report dated March 21, 2016 was received from the General Manager of Infrastructure Services regarding Dalton Construction Limited – Extension to Draft Plan of Subdivision Approval for Fairlane Drive Subdivision, Fairlane Drive, Sudbury
	The following resolution was presented:

ROUTINE MANAGEMENT REPORTS (CONT'D)

Item C-1: Dalron
Construction
Limited- Extension
to Draft Plan of
Subdivision
Approval for
Fairlane Drive
Subdivision
(Cont'd)

PL2016-63 Landry-Altmann/McIntosh: THAT the City of Greater Sudbury's delegated official be directed to amend the conditions of draft approval of plan of subdivision of Part of PIN 73593-0389, Part of Parcel 15951 S.E.S., Lot 4 Concession 1, Township of McKim, File 780-6/11006, upon the payment of the processing fee of \$1,125.00 prior to the May 8, 2016 lapsing date, as follows:

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

"8. That this draft approval shall lapse on May 8, 2019."

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

"14. The owner shall develop a siltation control plan for the subdivision construction period to the satisfaction of the Director of Planning Services and the Nickel District Conservation Authority."

c) By adding Condition #28:

"28. That prior to the signing of the final plan, the owners/applicants shall contact the Sudbury District Ministry of Natural Resources and Forestry (MNRF) and satisfy all requirements set out by the MNRF under the Endangered Species Act. In addition, the owners/applicants shall, to the satisfaction of the Director of Planning Services, demonstrate that all requirements set out by MNRF under the Endangered Species Act have been satisfied prior to any site alteration or development taking place on the subject lands."

CARRIED

Item C-2: Vytis
Lands (Kagawong)
Ltd. – Application to
extend draft plan of
subdivision
approval, Redwood
Subdivision,
Sudbury

Report dated March 21, 2016 from the General Manager of Infrastructure Services regarding Vytis Lands (Kagawong) Ltd. – Application to extend draft plan of subdivision approval, Redwood Subdivision, Sudbury.

The following resolution was presented:

PL2016-64 McIntosh/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 PIN 73572-0249, Part of Parcel 39836 S.E.S., in Lot 11, Concession 4, Township of Neelon, City of Greater Sudbury, File 780-6/06006, as follows:

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

ROUTINE MANAGEMENT REPORTS (CONT'D)

Item C-2: Vytis
Lands (Kagawong)
Ltd. – Application to
extend draft plan of
subdivision
approval, Redwood
Subdivision,
Sudbury (Cont'd)

“10. That this draft approval shall lapse on May 1, 2019.”

b) By deleting Condition #13.

c) By deleting the reference to the Department of Fisheries and Oceans in Condition #24.

d) By adding the following as Condition #37:

“37. Draft approval does not guarantee an allocation of sewer or water capacity. Prior to the signing of the final plan, the Director of Planning Services is to be advised by the General Manager of Infrastructure Services that sufficient sewage treatment capacity and water capacity exists to service the development.”

e) By adding the following as Condition #38:

“38. During the subdivision approval process, based on anticipated quantities of removal of rock through blasting, the following conditions will be imposed:

a. The developer will be required to provide a geotechnical report on how the work related to blasting shall be undertaken safely to protect adjoining structures and other infrastructure. The geotechnical report shall be undertaken by a blasting consultant defined as a professional engineer licensed in the Province of Ontario with a minimum of five (5) years experience related to blasting.

b. The blasting consultant shall be retained by the developer and shall be independent of the contractor and any subcontractor doing blasting work. The blasting consultant shall be required to complete specified monitoring recommended in the report of vibration levels and provide a report detailing those recorded vibration levels. Copies of the recorded ground vibration documents shall be provided to the contractor and contract administration weekly or upon request for this specific project

c. The geotechnical report will provide recommendations and specifications on the following activity as a minimum but not limited to:

- Pre-blast survey of surface structures and infrastructure within affected area

ROUTINE MANAGEMENT REPORTS (CONT'D)

Item C-2: Vytis
Lands (Kagawong)
Ltd. – Application to
extend draft plan of
subdivision
approval, Redwood
Subdivision,
Sudbury (Cont'd)

- Trial blast activities • Procedures during blasting
- Procedures for addressing blasting damage complaints
- Blast notification mechanism to adjoining residences
- Structural stability of exposed rock faces.

d. The above report shall be submitted for review to the satisfaction of the Chief Building Official prior to the commencement of any removal of rock by blasting.

e. Should the developer's schedule require to commence blasting and rock removal prior to the subdivision agreement having been signed, a site alteration permit shall be required under the City of Greater Sudbury's By-law #2009-170 and shall require a similar geotechnical report as a minimum prior to its issuance."

CARRIED

Item C-3: Eugene
Vincze – Consent
referral request for
Consent
Application
B14/2016, 5180
Deschene Road,
Hanmer

Report dated March 22, 2016 from the General Manager of Infrastructure Services regarding Eugene Vincze – Consent referral request for Consent Application B14/2016, 5180 Deschene Road, Hanmer.

The following resolution was presented:

PL2016-65 Landry-Altmann/McIntosh: THAT the City of Greater Sudbury permits Consent Application B0014/2016 on those lands described as PIN 73506-0367, Parcel 38657, Part 1, 53R-17223, Lot 4, Concession 4, Township of Hanmer to proceed by way of the consent process.

CARRIED

Item C-4:
Declaration of
Surplus Vacant
Land – North of
Vermillion Lake
Road, Dowling

Report dated March 17, 2016 from the General Manager of Assets, Citizen and Leisure Services regarding Declaration of Surplus Vacant Land – North of Vermillion Lake Road, Dowling
The following resolution was presented:

PL2016-66 McIntosh/Landry-Altmann: THAT the City of Greater Sudbury declares surplus to the City's needs, vacant land north of Vermillion Lake Road, Dowling, legally described as PIN 73353-0174(LT), formerly Parcel 266660 'A', part of lot 6, concession 1, Township of Dowling and offer the property for sale to the abutting owners 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 Assets, Citizen and Leisure Services dated March 17, 2016.

CARRIED

REFERRED AND DEFERRED MATTERS

R-1 Sunbeam
Meats Ltd. - See Page 5

R-2 Martti & Aira
Lindroos –
Reconsider
Resolution PL2015-
184 Report dated March 23, 2016 was received from the General Manager of Growth & Development regarding Martti & Aira Lindroos – Reconsider Resolution PL2015-184 referred to Planning Committee from March 22, 2016 City Council Meeting.

The following resolution was presented by Councillor McIntosh:

Motion to Amend:

PL2016-67 McIntosh/Cormier: THAT the City of Greater Sudbury amends condition 4(i) of Resolution PL2015-184 as follows:

4(i) THAT the owner contribute to the cost of extending the northbound left turn lane to the satisfaction of the General Manager of Infrastructure Services.

CARRIED

Rules of Procedure With the concurrence of the members of the Planning Committee, the reading of the motion as amended was waived.

Main Motion
(as amended)

The main motion as amended was then presented:

PL2016-68 McIntosh/Cormier: THAT the City of Greater Sudbury approves the application by Martti & Aira Lindroos to amend Zoning By-law 2010-100Z by changing the zoning classification from “R1-5”, Low Density Residential One to “C2(S)”, General Commercial Special on lands described as PIN 73475-0839, Parcel 18775 S.E.S., Part 1, Plan SR-1121, Lot 31, Plan M-340 in Lot 6, Concession 6, Township of Broder subject to the following conditions:

1. The only permitted uses shall be offices, day care centre, scientific or medical laboratory and related accessory uses, but shall exclude financial institutions;
2. The minimum corner side yard setback on Long Lake Road shall be 4.5 metres;
3. The maximum building height shall be 2 storeys;
4. That a driveway entrance shall be permitted on Long Lake Road as part of the Site Plan Control Agreement with the City subject to the following conditions:

REFERRED AND DEFERRED MATTERS (CONT'D)

R-2 Martti & Aira
Lindroos –
Reconsider
Resolution PL2015-
184 (Cont'd)

i) That the owner contribute to the cost of extending the northbound left turn lane to the satisfaction of the General Manager of Infrastructure Services.

ii) That the owner transfer to the City a 2.5 metre strip of property along the entire frontage of Long Lake Road, free of mortgages, charges, trust deeds and other encumbrances securing financing.

The City shall be responsible for all survey and legal costs associated with this transfer; and,

iii) That any rock faces or grading slopes created by this development are to be on private property.

CARRIED

Adjournment

McIntosh/Landry-Altmann: THAT this meeting does now adjourn.
Time: 6:58 p.m.

CARRIED



Tanya Thompson, Deputy City Clerk