

PH 1  
WARD 7



**PLANNING  
COMMITTEE**

**RECOMMENDATION TO COUNCIL**

Moved By/ *Emelyn Duchesne* No.: PL2015 - 24  
Proposée

Seconded By/ *[Signature]* Date: 2015-02-23  
Appuyée par

THAT the City of Greater Sudbury approves the application by Brian & Barbara Beaton to amend Zoning By-law 2010-100Z with respect to lands described as PIN 73508-0066, Parcel 53241 S.E.S., Parts 3 & 4, Plan 53R-16351, Lot 10, Concession 1, Township of Capreol, in order to permit a garden suite in accordance with Section 39 of the Planning Act for a temporary period of ten (10) years.

Yeas  
Duchesne  
McIntosh  
Reynolds  
Landry-Altman  
Cormier

**CARRIED**  
2015-02-23  
*[Signature]*  
**Councillor Cormier, Chair**  
Recommendations not ratified until approved by  
Council

PH 2  
WARD 5



**PLANNING  
COMMITTEE**

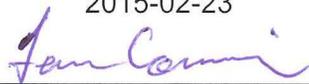
**RECOMMENDATION TO COUNCIL**

**Moved By/**  **No.:** PL2015 - 25  
**Proposée**

**Seconded By/** Ernelyn Duchisac **Date:** 2015-02-23  
**Appuyée par**

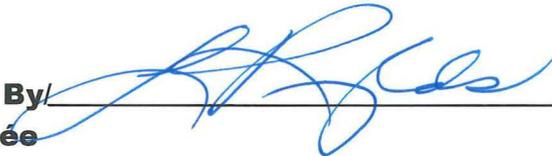
THAT the City of Greater Sudbury approves the application by Ivan & Hollie Laplante to amend Zoning By-law 2010-100Z by changing the zoning classification from "R1-5", Low Density Residential One to "R2-1", Low Density Residential Two on land described as PIN 73502-0536, Parcel 18859 S.E.S., Part of Lot 8, Plan M-323, Part 1, Plan 53R-5839 in Lot 6, Concession 6, Township of Blezard.

Yea  
Dutrisac  
McIntosh  
Reynolds  
Landry-Altmann  
Cormier

**CARRIED**  
2015-02-23  
  
**Councillor Cormier, Chair**  
Recommendations not ratified until approved by  
Council

**PLANNING  
COMMITTEE**

**RECOMMENDATION TO COUNCIL**

Moved By/  No.: PL2015 - 26.  
Proposée

Seconded By/  Date: 2015-02-23  
Appuyée par

THAT the City of Greater Sudbury approves the application by Francesco Marasco Ltd. to amend Zoning By-law 2010-100Z by changing the zoning classification on a portion of the lands described as PIN 73594-0325, Parcel 17594 S.E.S., Lot 5, Plan M-205, Lot 5, Concession 1, Township of McKim from "C1", Local Commercial to "C1(S)", Local Commercial Special subject to the following conditions:

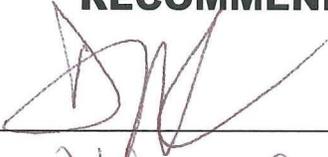
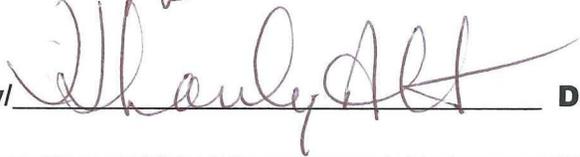
1. That the amending by-law add a business office, retail store, a custom print and copy shop, a take-out restaurant and a catering business to those uses permitted in the "C1" Zone; and
2. That prior to the passing of the amending by-law, the owner install a test-maintenance access chamber to the sanitary sewer service to the satisfaction of the General Manager of Infrastructure Services.

Yea.  
Dutrissac.  
Reynolds  
Cormier.

Nay  
McIntosh  
Landry-Attmann.

**CARRIED**  
2015-02-23  
  
**Councillor Cormier, Chair**  
Recommendations not ratified until approved by  
Council

**RECOMMENDATION TO COUNCIL**

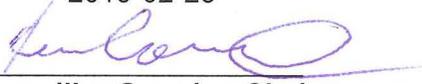
Moved By/  \_\_\_\_\_ No.: PL2015 - 27.  
Proposée  
Seconded By/  \_\_\_\_\_ Date: 2015-02-23  
Appuyée par

---

THAT this meeting proceed past the hour of 10:00 p.m.

**CARRIED**

2015-02-23

  
Councillor Cormier, Chair

Recommendations not ratified until approved by  
Council

R. H. Reynolds

**PLANNING  
 COMMITTEE**

**RECOMMENDATION TO COUNCIL**

Moved By/ [Signature] No.: PL2015 - 2827  
 Proposée

Seconded By/ [Signature] Date: 2015-02-23  
 Appuyée par

THAT the City of Greater Sudbury approves the application by L.S. Bock Developments Inc. to amend Zoning By-law 2010-100Z by changing the zoning classification from "R2-2", Low Density Residential Two to "R3", Medium Density Residential Special on those lands described as PIN 73582-0090, Parcel 13056 S.E.S., Lot 116, Plan M-131 in Lot 3, Concession 3, Township of McKim subject to the following conditions:

- a. That prior to the adoption of the amending by-law, the owner shall meet the following conditions:
  - i) Apply for a building permit to the satisfaction of the Chief Building Official;
  - ii) Rectify outstanding drainage issues and, if required, submit a revised design lot grading plan to the satisfaction of the Director of Planning Services;
  - iii) The owner enter into an agreement with the City to dedicate on demand a 2 metre wide strip along Howey Drive; and
- b. That the amending by-law include the following site-specific provisions:
  - i) A maximum of four (4) dwelling units within the existing building shall be permitted;
  - ii) A rear yard setback of 8.2 metres abutting a railroad right-of-way shall be permitted;
  - ~~iii) Parking shall be permitted within the required front yard;~~
  - ~~iv) Landscaping shall not be required within the required front yard;~~
  - iii) v) The lot frontage of the existing lot shall be permitted; and,
  - iv) vi) ~~Planting strips shall not be required. abutting the adjacent R2 Zone.~~

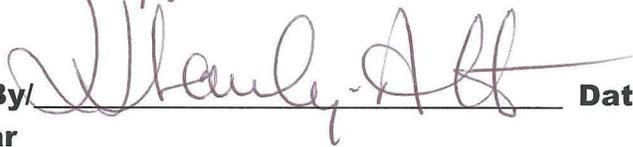
That an opaque fence with a minimum height of 1.5 m shall be required along the easterly and westerly lot lines from the required front yard setback to the rear lot line.

**CARRIED**  
 2015-02-23  
[Signature]  
**Councillor Cormier, Chair**  
 Recommendations not ratified until approved by  
 Council

Yeas  
 Cormier  
 Dufresne  
 Reynolds  
 Nay  
 McIntosh  
 Landry Atmann

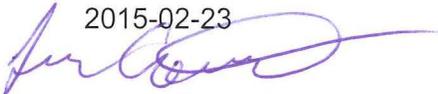
**PLANNING  
COMMITTEE**

**RECOMMENDATION TO COUNCIL**

Moved By/  \_\_\_\_\_ No.: **PL2015 - 28**  
Proposée  
Seconded By/  \_\_\_\_\_ Date: **2015-02-23**  
Appuyée par

---

THAT the City of Greater Sudbury approves Planning Committee Consent Agenda Item C-1.

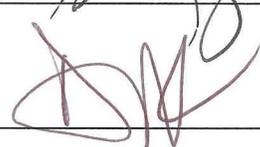
**CARRIED**  
2015-02-23  
  
**Councillor Cormier, Chair**  
Recommendations not ratified until approved by  
Council



**PLANNING  
COMMITTEE**

**RECOMMENDATION TO COUNCIL**

**Moved By/**  \_\_\_\_\_ **No.:** PL2015 - 3629  
**Proposée**

**Seconded By/**  \_\_\_\_\_ **Date:** 2015-02-23  
**Appuyée par**

---

THAT the City of Greater Sudbury, upon payment of Council's processing fee of \$1,407.00, amend the conditions of draft approval for the draft plan of subdivision on those lands known as Part of Parcel 9502 S.E.S., Lot 2, Concession 3, Township of Broder, File 780-6/96003, as follows:

a) By deleting Condition #4 and replacing it with the following:

"4. That prior to the signing of the final plan, the Planning Services Division shall be advised by the Ontario Land Surveyor responsible for preparation of the final plan, that the lot areas, frontages and depths appearing on the final plan do not violate the requirements of the Restricted Area By laws of the Municipality in effect at the time such plan is presented for approval."

b) By deleting Condition #7 and replacing it with the following:

"7. That the owner agrees in writing to satisfy all the requirements, financial and otherwise, of the City of Greater Sudbury, concerning the provision of roads, walkways, street lighting, sanitary sewers, watermains, storm sewers and surface drainage facilities."

c) By deleting Condition #9 and replacing it with the following:

"9. Deleted."

d) By replacing the words "Public Works" with "Infrastructure Services" in Conditions #13 through to Condition #19

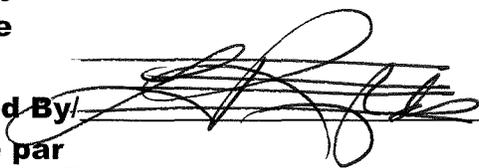
e) By deleting Condition #15 and replacing it with the following:

"15. Deleted."

f) By deleting Condition #16 and replacing it with the following:

**RECOMMENDATION TO COUNCIL**

**Moved By/** \_\_\_\_\_ **No.:** **PL2015 -** \_\_\_\_\_  
**Proposée**

**Seconded By/**  \_\_\_\_\_ **Date:** **2015-02-23** \_\_\_\_\_  
**Appuyée par**

---

“16. The owner shall be responsible to have a stormwater management report prepared to assess how the quality and quantity of stormwater will be managed for the subdivision development, in addition to the flows generated from upstream lands. The report shall establish how the quantity of stormwater generated within the subdivision will be controlled to pre-development levels for the 1:5, 1:100 and regional storm events. The owner shall be required to submit a comprehensive drainage plan of the subject property, and any upstream areas draining through the subdivision. The quality of the stormwater must meet an "enhanced" level of protection as defined by the Ontario Ministry of the Environment.”

g) By adding the following at the end of Condition #17:

“17. The detailed lot grading plan is to be 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 construction plans. This plan must show finished grades around new houses, retaining walls, side yards, swales, slopes and lot corners as well as any required setbacks or buffer zones. 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.”

h) By deleting Condition #19 i) and replacing it with the following:

“19. i) Where it is the intent to provide potable water from an adjoining waterbody, the developer is to provide a report prepared by a professional engineer, licensed in the province of Ontario and experienced in drinking water systems, detailing the required treatment to provide potable water from a surface water source. The developer is required to establish a Potable Water Agreement for each property capable of using surface water as a potable water source referencing the recommendations put forth in the report to the satisfaction of the General Manager of Infrastructure Services.”

i) By deleting Condition #19 ii) a, b, c and d and replacing with:

**RECOMMENDATION TO COUNCIL**

**Moved By/** \_\_\_\_\_ **No.:** **PL2015 -** \_\_\_\_\_

**Proposée**

**Seconded By/**  \_\_\_\_\_ **Date:** **2015-02-23** \_\_\_\_\_

**Appuyée par**

“19. ii) Where it is the intent to provide potable water from a well, the developer shall prove to the satisfaction of the General Manager of Infrastructure Services that an adequate quantity of potable water is available, and if water can only be made potable by treatment, an agreement with the City must be placed on title to clear this condition. Wells are to meet the requirements of Ministry of Environment Procedure D5-5 as a minimum as well as the following:

j) By deleting Condition #19 ii) e) and replacing with:

“a. Prior to the signing of the final plan the owner is required to provide a deposit for corrective measures should groundwater supplies of adjacent properties be affected as a result of this subdivision. The deposit is to be calculated by the owner’s engineer to the satisfaction of the General Manager of Infrastructure Services.”

k) By deleting Condition #20 and replacing it with the following:

“20. 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.”

l) By deleting Condition #22 and replacing it with the following:

“22. That this draft approval shall lapse on March 14, 2018.”

m) By deleting Condition #27 and replacing it with the following:

**RECOMMENDATION TO COUNCIL**

**Moved By/** \_\_\_\_\_ **No.:** PL2015 -  
**Proposée**

**Seconded By/** \_\_\_\_\_ **Date:** 2015-02-23  
**Appuyée par**

---

“27. 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.”

n) By replacing the word “Persona” with “Eastlink” in Condition #30.

o) By adding a new Condition #31 as follows:

“31. 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.”

p) By adding a new Condition #32 as follows:

“32. 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 his 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.”

q) By adding a new Condition #33 as follows:

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

**RECOMMENDATION TO COUNCIL**

**Moved By/** \_\_\_\_\_ **No.:** **PL2015 -** \_\_\_\_\_  
**Proposée**

**Seconded By/** \_\_\_\_\_ **Date:** **2015-02-23** \_\_\_\_\_  
**Appuyée par**

---

- i. Pre-blast survey of surface structures and infrastructure within affected area;
- ii. Trial blast activities;
- iii. Procedures during blasting;
- iv. Procedures for addressing blasting damage complaints;
- v. Blast notification mechanism to adjoining residences; and,
- vi. Structural stability of exposed rock faces.

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.”

r) By adding a new Condition #34 as follows:

“34. Should the developer’s schedule require to commence blasting and rock removal prior to the final subdivision plan 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.”

s) By adding a new Condition #35 as follows:

“35. As part of the submission of servicing plans, the owner shall have slope treatments designed by a geotechnical engineer licensed in the Province of Ontario incorporated into the lot grading plans if noted as required at locations required by the Director of Planning Services. Suitable provisions shall be incorporated into the Subdivision Agreement to ensure that the treatment is undertaken to the satisfaction of the Director of Planning Services.”

t) By adding a new Condition #36 as follows:

“36. The owner shall be required to have all stormwater management facilities constructed and approved by the City prior to initial acceptance of roads and sewers or at such time as the Director of Planning Services may direct. The owner shall provide lands for said facilities as required by the City.”

**RECOMMENDATION TO COUNCIL**

**Moved By/** \_\_\_\_\_ **No.:** **PL2015 -** \_\_\_\_\_  
**Proposée**

**Seconded By/** \_\_\_\_\_ **Date:** **2015-02-23** \_\_\_\_\_  
**Appuyée par**

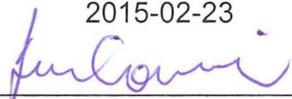
---

u) By adding a new Condition #37 as follows:

"37. Prior to any vegetation removal or other site alteration on the subject lands, the owner shall consult with the Ministry of Natural Resources with respect to the presence of any species at risk under the Endangered Species Act. The owner shall demonstrate to the satisfaction of the Director of Planning Services that all requirements set out by MNR under the Endangered Species Act have been satisfied."

**CARRIED**

2015-02-23

  
\_\_\_\_\_  
**Councillor Cormier, Chair**

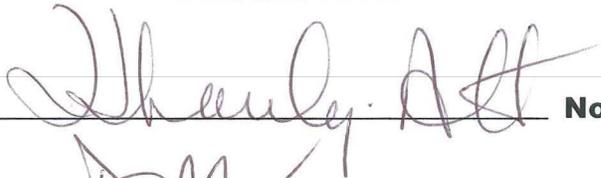
Recommendations not ratified until approved by  
Council

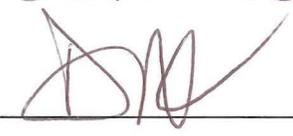
Page 6 of 6



**PLANNING  
COMMITTEE**

**RECOMMENDATION TO COUNCIL**

Moved By/  No.: PL2015 - 30  
 Proposée

Seconded By/  Date: 2015-02-23  
 Appuyée par

THAT the City of Greater Sudbury approves the following resolution:

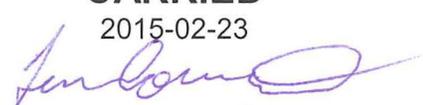
WHEREAS older persons are an important part of the City of Greater Sudbury;

AND WHEREAS it is in the City of Greater Sudbury's interest that these citizens continue to live active lives and participate fully in the activities of the community;

AND WHEREAS the City of Greater Sudbury accepted the invitation from the Province of Ontario to participate in the Age Friendly Community Planning Strategy;

THEREFORE BE IT resolved that the City of Greater Sudbury partner with the Canadian Urban Institute to develop an Age Friendly Community Planning Strategy for the City to support participation and healthy active lifestyles for older adults and all citizens;

AND THAT staff involved with Age-Friendly Community Planning work co-operatively with existing community organizations to ensure that their programs and services are more age-friendly.

**CARRIED**  
 2015-02-23  
  
**Councillor Cormier, Chair**

Recommendations not ratified until approved by  
 Council