

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

Council Chamber
Tom Davies Square

Monday, September 9, 2013
Commencement: 5:31 p.m.

COUNCILLOR DAVE KILGOUR IN THE CHAIR

Present

Councillors Dutrisac, Rivest, Belli, Craig

Staff

Paul Baskcomb, Acting General Manager of Growth & Development / Planning Director; Eric Taylor, Manager of Development Approvals; Robert Webb, Supervisor of Development Engineering; Alex Singbush, Senior Planner; Lisa Miller, Deputy City Clerk; Christopher St-Onge, Audio Visual Operator; Liz Collin, Committee Assistant

**Declaration of
Pecuniary Interest
and the General
Nature Thereof**

None declared

Rules of Procedure

The Committee, by a two-thirds majority, agreed to dispense with the Rules of Procedure, to alter the order of the Agenda and deal with Public Hearing No. 6, Application for rezoning in order to permit the construction of a three storey, six unit apartment building at 1189 Dollard Avenue, Sudbury - Jacqueline Madonna.

PUBLIC HEARINGS

APPLICATION FOR REZONING IN ORDER TO PERMIT THE CONSTRUCTION OF A THREE STOREY, SIX UNIT APARTMENT BUILDING AT 1189 DOLLARD AVENUE, SUDBURY - JACQUELINE MADONNA

Letter requesting deferral dated September 5, 2013 from D.S. Dorland, agent for the applicant, was distributed at the meeting.

With the concurrence of the Committee, Councillor Kilgour moved to defer the application for rezoning in order to permit the construction of a three storey, six unit apartment building at 1189 Dollard Avenue, Sudbury - Jacqueline Madonna at the request of the applicant.

APPLICATION TO EXTEND A TEMPORARY USE BY-LAW IN ORDER TO PERMIT A GARDEN SUITE, 327 GRAVEL DRIVE, HANMER - CLAUDE & NICOLE GIROUX

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

Report dated August 26, 2013 was received from the Acting General Manager of Growth and Development/Planning Director regarding an application to extend a temporary use by-law in order to permit a garden suite, 327 Gravel Drive, Hanmer - Claude & Nicole Giroux.

PUBLIC HEARINGS (CONT'D)

APPLICATION TO EXTEND A TEMPORARY USE BY-LAW IN ORDER TO PERMIT A GARDEN SUITE, 327 GRAVEL DRIVE, HANMER - CLAUDE & NICOLE GIROUX (CONT'D)

Claude Giroux, the applicant, was present.

The Manager of Development Approvals outlined the application to the Committee.

Mr. Giroux stated his parents have lived on the property for 16 years and this is a beneficial arrangement for both parties. He requested the recommendation be approved.

Councillor Rivest, Ward Councillor, stated he has not received any objections or complaints and is in support of the application.

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:

PL2013-134 Rivest/Belli: That the City of Greater Sudbury approve the application by Claude and Nicole Giroux to amend Zoning By-law 2010-100Z with respect to lands described as Parcel 49981 S.E.S., Part 1, Plan 53R-14091 in Lot 2, Concession 3, Township of Hanmer in order to extend the use of a garden suite in accordance with Section 39.1(4) of the Planning Act for a temporary period of three (3) years.

YEAS: Councillors Dutrisac, Rivest, Belli, Craig, Kilgour

CARRIED

APPLICATION FOR A TEMPORARY USE BY-LAW IN ORDER TO PERMIT A GARDEN SUITE FOR A MAXIMUM PERIOD OF TEN (10) YEARS, 4079 NOTRE DAME AVENUE, HANMER - JOHN AND LOUISE WATKINS

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

Report dated August 26, 2013 was received from the Acting General Manager of Growth and Development/Planning Director regarding an application for a temporary use by-law in order to permit a garden suite for a maximum period of ten (10) years, 4079 Notre Dame Avenue, Hanmer - John and Louise Watkins.

John Watkins and Aime Desrochers, the applicants, were present.

The Manager of Development Approvals outlined the application to the Committee.

Mr. Watkins stated it is a perfect fit for the family to stay together.

PUBLIC HEARINGS (CONT'D)

APPLICATION FOR A TEMPORARY USE BY-LAW IN ORDER TO PERMIT A GARDEN SUITE FOR A MAXIMUM PERIOD OF TEN (10) YEARS, 4079 NOTRE DAME AVENUE, HANMER - JOHN AND LOUISE WATKINS (CONT'D)

Councillor Rivest, Ward Councillor, stated he has received any objections or complaints and is in support of the application.

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:

PL2013-135 Rivest/Belli: THAT the City of Greater Sudbury approve the application by John and Louise Watkins to amend the Zoning By-law 2010-100Z with respect to lands described as PIN 73503-1524, Part 1, Plan 53R-18725, Lot 1, Concession 2, Township of Hanmer, in order to permit a garden suite in accordance with Section 39 of the Planning Act for a temporary period of ten years, subject to the following condition:

1. That prior to the installation of the garden suite, the owners must obtain a building permit to the satisfaction of the Chief Building Official.

YEAS: Councillors Dutrisac, Rivest, Belli, Craig, Kilgour

CARRIED

APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND TEMPORARY USE BY-LAW IN ORDER TO PERMIT A MOBILE HOME AS A GARDEN SUITE, 6 AGNES STREET, LIVELY - STEVEN J. STOBO

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

Report dated August 26, 2013 was received from the Acting General Manager of Growth and Development/Planning Director regarding applications for Official Plan Amendment and temporary use by-law in order to permit a mobile home as a garden suite, 6 Agnes Street, Lively - Steven J. Stobo.

Steven Stobo and Carole Stobo, the applicants, were present.

The Manager of Development Approvals outlined the application to the Committee.

Mr. Stobo stated it is a win/win situation for his parents and himself and would like to move quickly on building the home.

The Chair asked whether there was anyone in the audience who wished to speak in favour or against this application and seeing none:

PUBLIC HEARINGS (CONT'D)

APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND TEMPORARY USE BY-LAW IN ORDER TO PERMIT A MOBILE HOME AS A GARDEN SUITE, 6 AGNES STREET, LIVELY - STEVEN J. STOBO (CONT'D)

The Public Hearing concerning this matter was closed and the Planning Committee resumed in order to discuss and vote on the application.

The following recommendations were presented:

PL2013-136 Belli/Craig: THAT the City of Greater Sudbury approve the application by Steven J. Stobo to amend the City of Greater Sudbury Official Plan to provide a site-specific exemption from Section 3.2 in order to permit a mobile home as a garden suite on those lands described as PIN 73378-0260, Lot 2, Plan M-531, Parcel 21776 S.W.S., in Lot 8, Concession 4, Township of Waters.

YEAS: Councillors Dutrisac, Rivest, Belli, Craig, Kilgour

CARRIED

PL2013-137 Craig/Belli: THAT the City of Greater Sudbury approve the application by Steven J. Stobo to amend Zoning By-law 2010-100Z with respect to lands described as PIN 73378-0260, Lot 2, Plan M-531, Parcel 21776 S.W.S., in Lot 8, Concession 4, Township of Waters in order to permit a garden suite in accordance with Section 39 of the Planning Act for a temporary period of ten (10) years, subject to the following conditions:

- a. That the temporary use by-law include the following site-specific provisions:
 - i) A garden suite in the form of a mobile home with a maximum size of 101 m² shall be permitted;
 - ii) Minimum setbacks for the garden suite shall be as follows:
 - (a) 15 metres from the front lot line;
 - (b) 3 metres from the southerly lot line.

YEAS: Councillors Dutrisac, Rivest, Belli, Craig, Kilgour

CARRIED

APPLICATION FOR REZONING IN ORDER TO PERMIT A SEMI-DETACHED DWELLING, LEROUX STREET, CHELMSFORD – KEVIN GOUDREAU

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

Report dated August 26, 2013 was received from the Acting General Manager of Growth and Development/Planning Director regarding an application for rezoning in order to permit a semi-detached dwelling, Leroux Street, Chelmsford – Kevin Goudreau.

PUBLIC HEARINGS (CONT'D)

APPLICATION FOR REZONING IN ORDER TO PERMIT A SEMI-DETACHED DWELLING, LEROUX STREET, CHELMSFORD – KEVIN GOUDREAU

Letter of support dated September 9, 2013 received from Councillor Berthiaume, Ward Councillor, was distributed at the meeting.

Amber Demers, agent for the applicant, was present.

The Manager of Development Approvals 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:

PL2013-138 Rivest/Dutrisac: THAT the City of Greater Sudbury approve the application by Kevin Goudreau to amend By-law 2010-100Z being the Zoning By-law 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 in order to permit a semi-detached dwelling on those lands described as PIN 73348-0635, Parts 1 to 4, 6 to 9, Plan 53R-19908, Part of Lots 12 & 13, Plan M-430, Lot 3, Concession 2, Township of Balfour.

YEAS: Councillors Dutrisac, Rivest, Belli, Craig, Kilgour

CARRIED

APPLICATION FOR REZONING IN ORDER TO PERMIT ALL C2, GENERAL COMMERCIAL USES, INCLUDING RETAIL AND OFFICE USES, 252 ESTER STREET, SUDBURY - GIUSEPPINA COTESTA

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

Report dated August 26, 2013 was received from the Acting General Manager of Growth and Development/Planning Director regarding an application for rezoning in order to permit all C2, General Commercial uses, including retail and office uses, 252 Ester Street, Sudbury - Giuseppina Cotesta.

Letter dated August 15, 2013 regarding neighbourhood meetings and concerns raised received from Marisa Talarico, Land Use Planner, Tulloch Engineering.

Letter of support dated August 7, 2013 from David Scott, area resident.

Letter of opposition dated August 12, 2013 from Mario Greco, area resident.

PUBLIC HEARINGS (CONT'D)

APPLICATION FOR REZONING IN ORDER TO PERMIT ALL C2, GENERAL COMMERCIAL USES, INCLUDING RETAIL AND OFFICE USES, 252 ESTER STREET, SUDBURY - GIUSEPPINA COTESTA (CONT'D)

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

The Manager of Development Approvals outlined the application to the Committee.

Mr. Del Bosco stated a community meeting was held and a resident raised a concern regarding demolishing the existing building and building a strip mall. He explained the building is remaining as is.

Councillor Craig, Ward Councillor, stated he reviewed the application with staff and is in support.

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:

PL2013-139 Belli/Craig: THAT the City of Greater Sudbury approve the application by Giuseppina Cotesta to amend Zoning By-law 2010-100Z by changing the zoning classification from "C3(8)", Limited General Commercial Special to a revised "C3(8)", Limited General Commercial Special on those lands described as PIN 73475-0560, Parcel 33248 S.E.S., Lot 10, Plan M-371 except Unit 34, Plan D-55 in Lot 6, Concession 6, Township of Broder, subject to the following conditions:

- a. That the amending by-law indicate the following site-specific provisions:
- b. All C3 uses shall be permitted excluding a restaurant;
- c. That a 3 metre wide landscape strip is required along Long Lake Road with the exception that a 0m wide landscape strip shall be permitted adjacent to the sight triangle joining Long Lake Road and Ester Street;
- d. A 1.5 metre wide landscape strip shall be provided abutting a residential zone and corner side yard;
- e. Parking spaces shall be permitted with a 0m setback adjacent to the sight triangle joining Long Lake Road and Ester Street;
- f. A 0m interior side yard is permitted.

YEAS: Councillors Dutrisac, Rivest, Belli, Craig, Kilgour

CARRIED

CONSENT AGENDA

The following recommendation was presented:

PL2013-140 Craig/Belli: THAT Item C-1 contained in the Consent Agenda, be adopted.

CARRIED

The following is the Consent Agenda Item.

ROUTINE MANAGEMENT REPORTS

Item C-1
Request for
extension of
conditional approval
of rezoning
application File #
751-5/10-5, 2523
Fire Route O, Azilda,
Tina Butkevitch

Report dated August 26, 2013 was received from the Acting General Manager of Growth and Development/Planning Director regarding a request for extension of conditional approval of rezoning application File # 751-5/10-5, 2523 Fire Route O, Azilda - Tina Butkevitch.

PL2013-141 Belli/Craig: THAT the City of Greater Sudbury approve the extension of rezoning application File # 751-5/10-5 by Tina Butkevitch on lands described as Parcel 29667 S.E.S., Parts 1 and 2, Plan 53R-13496 , Lot 2 Concession 1, Township of Rayside, for a period of one (1) year to August 11, 2014.

CARRIED

Adjournment

Craig/Belli: That we do now adjourn.
Time: 6:37 p.m.

CARRIED

COUNCILLOR DAVE KILGOUR, CHAIR

LISA MILLER, DEPUTY CITY CLERK