

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

Committee Room C-12  
Tom Davies Square

Monday, September 23, 2013  
Commencement: 4:32 p.m.

**COUNCILLOR FABIO BELLI IN THE CHAIR**

Present Councillors Dutrisac, Kilgour, Craig

Staff Paul Baskcomb, Acting General Manager of Growth & Development / Planning Director; Keith Forrester, Real Estate Co-ordinator; Lisa Miller, Deputy City Clerk

Declarations of Pecuniary Interest None declared.

Closed Session PL2013-142 Craig/Dutrisac: That the Planning Committee meet in closed session to deal with two proposed or pending acquisition/disposition of land matters;

- Transfer of Land – Southview Drive, Sudbury; and
- Purchase of Land – Lasalle Boulevard, Sudbury in accordance with the Municipal Act, 2001, s.239(2).

**CARRIED**

Recess At 4:52 p.m., the Planning Committee recessed.

Reconvene At 5:31 p.m., the Planning Committee commenced the Open Session in the Council Chamber.

**COUNCILLOR DAVE KILGOUR IN THE CHAIR**

Present Councillors Dutrisac, 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; Jason Ferrigan, Senior Planner; Lisa Miller, Deputy City Clerk; Jessica Brazzoni, Audio Visual Operator; Liz Collin, Committee Assistant

Declaration of Pecuniary Interest and the General Nature Thereof None declared

**MATTERS ARISING FROM THE CLOSED SESSION**

Rise and Report Councillor Belli reported the Committee met in closed session to deal with two proposed or pending acquisition/disposition of land matters and the following recommendations emanated therefrom:

## **MATTERS ARISING FROM THE CLOSED SESSION (CONT'D)**

Transfer of Land,  
Southview Drive,  
Sudbury

PL2013-143 Dutrisac/Craig: THAT the City of Greater Sudbury authorize the transfer of vacant land on Southview Drive, Sudbury, legally described as: part of PIN 73598-0008 (LT), formerly part of Parcel 48032, S.E.S., part of Block 'B', Plan M-595, Township of McKim, City of Greater Sudbury;

AND THAT a by-law be passed authorizing the execution of the documents required to complete the real estate transaction.

**CARRIED**

Purchase of Land,  
Lasalle Boulevard,  
Sudbury

PL2013-144 Craig/Dutrisac: THAT the City of Greater Sudbury authorize the purchase of land and the acquisition of an easement over parts of 1438 Lasalle Boulevard, Sudbury, legally described as PIN 73567-0274 (LT), formerly Parcel 22388, S.E.S., being part of Lot 1, Plan M-359, Township of Neelon, City of Greater Sudbury;

THAT the City of Greater Sudbury enter into an agreement with the property owner pursuant to Section 30. of the *Expropriations Act*,

THAT a by-law be passed authorizing the execution of the documents required to complete the real estate transaction,

AND THAT the acquisition be funded from the Lasalle / Barrydowne Improvements Property Acquisition account.

**CARRIED**

## **PUBLIC HEARINGS**

### **APPLICATION FOR A TEMPORARY USE BY-LAW IN ORDER TO PERMIT A GARDEN SUITE FOR A MAXIMUM PERIOD OF TEN (10) YEARS, PERREAU DRIVE, CHELMSFORD - LANCE, LINE AND KEVIN D'AOUST**

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

Report dated September 9, 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, Perreault Drive, Chelmsford - Lance, Line and Kevin D'Aoust.

Line and Kevin D'Aoust, the applicants, were present.

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

Councillor Dutrisac, Ward Councillor, stated she has received no phone calls or emails and supports the application.

## **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, PERREAULT DRIVE, CHELMSFORD - LANCE, LINE AND KEVIN D'AOUST (CONT'D)**

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:

PL2013-145 Dutrisac/Belli: THAT the City of Greater Sudbury approve the application by Lance, Line and Kevin D'Aoust to amend the Zoning By-law 2010-100Z with respect to lands described as PIN 73369-0082, Parcel 30664 SWS, Parts 4 & 8, Plan 53R-14951, Lots 9 & 10, Concession 6, Township of Snider, 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, Belli, Craig, Kilgour**

**CARRIED**

### **APPLICATION FOR TEMPORARY USE BY-LAW IN ORDER TO PERMIT A GARDEN SUITE FOR A MAXIMUM OF TEN YEARS, 3305 ST. LAURENT STREET, CHELMSFORD – PAULINE YASKO**

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

Report dated September 9, 2013 was received from the Acting General Manager of Growth and Development/Planning Director regarding an application for temporary use by-law in order to permit a garden suite for a maximum of ten years, 3305 St. Laurent Street, Chelmsford – Pauline Yasko.

Pauline Yasko, the applicant and Linda Maurice, agent for the applicant, were present.

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

Councillor Dutrisac, Ward Councillor, stated she has received no phone calls or emails and supports 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:

**PUBLIC HEARINGS (CONT'D)**

**APPLICATION FOR TEMPORARY USE BY-LAW IN ORDER TO PERMIT A GARDEN SUITE FOR A MAXIMUM OF TEN YEARS, 3305 ST. LAURENT STREET, CHELMSFORD – PAULINE YASKO (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 recommendation was presented:

PL2013-146 Dutrisac/Belli: THAT the City of Greater Sudbury approve the application by Pauline Yasko to amend the Zoning By-law 2010-100Z with respect to lands described as PIN 73345 0280, Parcel 25987 S.W.S., Part 2, Plan 53R-7315, Lot 2, Concession 4, Township of Rayside, 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 owner must obtain a building permit to the satisfaction of the Chief Building Official.

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

**CARRIED**

**APPLICATION FOR REZONING IN ORDER TO PERMIT A DUPLEX OR SEMI-DETACHED DWELLING, DENNIE STREET, HANMER - CAISSE POPULAIRE ST. JACQUES DE HANMER INC.**

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

Report dated September 9, 2013 was received from the Acting General Manager of Growth and Development/Planning Director regarding an application for rezoning in order to permit a duplex or semi-detached dwelling, Dennie Street, Hanmer - Caisse Populaire St. Jacques de Hanmer Inc.

Letter of support dated September 23, 2013 from Councillor Rivest, Ward Councillor, was distributed at the meeting.

Dave Dorland, agent for the applicant, was present.

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

Mr. Dorland stated his client is satisfied with the recommendation.

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)**

### **APPLICATION FOR REZONING IN ORDER TO PERMIT A DUPLEX OR SEMI-DETACHED DWELLING, DENNIE STREET, HANMER - CAISSE POPULAIRE ST. JACQUES DE HANMER INC.**

**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:

PL2013-147 Craig/Dutrisac: THAT the City of Greater Sudbury approve the application by Caisse Populaire St. Jacques de Hanmer Inc. to amend Zoning By-law 2010-100Z 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 73503-0358, Parcel 48272 S.E.S., Part of Lot 26, Plan M-107, Part 1, Plan 53R-11697, Lot 1, Concession 2, Township of Hanmer.

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

**CARRIED**

### **APPLICATION FOR REZONING IN ORDER TO PERMIT A SALES ESTABLISHMENT FOR UTILITY TRAILERS ON A RURAL RESIDENTIAL LOT, 5512 CAPREOL ROAD, HANMER - 1732883 ONTARIO LIMITED**

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

Report dated September 9, 2013 was received from the General Manager of Growth and Development regarding an application for rezoning in order to permit a sales establishment for utility trailers on a Rural residential lot, 5512 Capreol Road, Hanmer - 1732883 Ontario Limited.

Sarah Verreault, agent for the applicant, was present.

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

Ms. Verreault stated the application conforms to the Official Plan, the Provincial Policy Statement and fits with land use policies. She stated no motorized vehicles or trailers will be sold on the property. She informed the neighbours have been contacted and no objections were received. She requested the recommendation be approved.

Councillor Kilgour, Ward Councillor, stated he has not received any negative feedback and supports 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:

## **PUBLIC HEARINGS (CONT'D)**

### **APPLICATION FOR REZONING IN ORDER TO PERMIT A SALES ESTABLISHMENT FOR UTILITY TRAILERS ON A RURAL RESIDENTIAL LOT, 5512 CAPREOL ROAD, HANMER - 1732883 ONTARIO LIMITED**

**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:

PL2013-148 Dutrisac/Craig: THAT the City of Greater Sudbury approve the application by 1732883 Ontario Limited to amend Zoning By-law 2010-100Z by changing the zoning classification from "RU", Rural to "RU(S)", Rural Special on those lands described as PIN 73507-0098, Parcel 51099 S.E.S., Parts 8 & 9, Plan 53R-14924 in Lot 10, Concession 5, Township of Capreol, subject to the following conditions:

- a. That the amending by-law indicate the following site-specific provisions:
  - i. In addition to the uses permitted in the RU zone, a sales and rental establishment for utility trailers shall also be permitted;
  - ii. The sale, repair or storage of motorized vehicles or recreational vehicles, including travel or tent trailers, shall not be permitted;
  - iii. The outdoor display and sales of utility trailers shall be permitted under the provisions of Section 4.27.2, subject to the following modifications:
    - (a) A minimum 3-metre wide planting strip shall be maintained along the northerly interior lot line where it abuts the outdoor display and sales area and the customer parking area;
    - (b) The outdoor display and sales area and the customer parking area shall be set back a minimum 15 metres from the front lot line and a minimum 3 metres from the northerly interior lot line.

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

**CARRIED**

## **CONSENT AGENDA**

The following recommendation was presented:

PL2013-149 Craig/Belli: THAT the City of Greater Sudbury adopt Planning Committee Consent Agenda Item C-1.

**CARRIED**

The following is the Consent Agenda Item:

**ROUTINE MANAGEMENT REPORTS**

Item C-1  
Consent Referral  
Request, 285  
Montee Geneux,  
Chelmsford – Estate  
of the late Fernand  
Dutrisac

Report dated September 9, 2013 was received from the Acting General Manager of Growth and Development/Planning Director regarding PL2013-150 Belle/Craig: THAT the City of Greater Sudbury permit Consent Applications B0099/2013 and B0100/2013 on those lands described as PIN 73347-1518, Parcel 4712, Parts 1 to 5, Plan 53R-14556, Lot 11, Concession 1, Township of Rayside to proceed by way of the consent process.

**CARRIED**

**REGULAR AGENDA**

**MANAGERS' REPORTS**

Item R-1  
Municipal Heritage  
Advisory Panel  
Update

Report dated September 10, 2013 was received from the Acting General Manager of Growth and Development/Planning Director regarding Municipal Heritage Advisory Panel Update.

The Acting General Manger of Growth & Development/Planning Director outlined the report to the Committee.

PL2013-151 Belli/Dutrisac: THAT the City of Greater Sudbury direct staff to prepare a onetime budget option in the amount of \$30,000 for municipal heritage projects, for consideration through the 2014 budget process.

**CARRIED**

Adjournment

Craig/Belli: That we do now adjourn.  
Time: 6:25 p.m.

**CARRIED**

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COUNCILLOR DAVE KILGOUR, CHAIR

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LISA MILLER, DEPUTY CITY CLERK