

Location:	Tom Davies Square
Commencement:	1:26 PM
Adjournment:	6:05 PM

Minutes

Planning Committee Minutes of 7/9/18

Councillor McIntosh, In the Chair

Present Councillors Lapierre, Jakubo, Sizer, McIntosh,

City Officials Jason Ferrigan, Director of Planning Services; Keith Forrester, Manager of Real Estate; Ian Wood, Director of Economic Development; Mark Frayne, Director of Engineering Services; Paul Reid, Business Development Officer; Adam Kosnick, Manager of Regulated Services/Deputy City Clerk

Closed Session

The following resolution was presented:

PL2018-112 Sizer/Jakubo: THAT the Planning Committee moves into Closed Session to deal with thee (3) Proposed or Pending Acquisition or Disposition of Land Matters:

- Sale of Vacant Land - Belisle Drive, Val Caron
- Purchase of Land - Barry Downe Road, Sudbury
- Sale of Unopened Road Allowance and Vacant Land- Tarneaud Street, St. Michael Street and Lourdes Street, Sudbury

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

CARRIED

At 1:27 p.m. the Committee moved into Closed Session.

Recess At 1:40 p.m. the Committee recessed.

Reconvene At 2:00 p.m., the Committee commenced the Open Session in the Council Chamber.

Councillor McIntosh, In the Chair

Present Councillors Lapierre, Jakubo, Sizer, McIntosh, Landry-Altman [D 3:36 p.m. A 4:20 p.m.]

City Officials Jason Ferrigan, Director of Planning Services; Eric Taylor, Manager of Development Approvals; Robert Webb, Supervisor of Development Engineering; Kris Longston, Manager of Community and Strategic Planning; Alex Singbush, Senior Planner; Glen Ferguson, Senior Planner; Melissa Riou, Senior Planner; Mauro Manzon, Senior Planner; Ed Landry, Senior Planner; Adam Kosnick, Manager of Regulated Services/Deputy City Clerk; Rachel Adriaans, Legislative Compliance Coordinator; Renée Stewart, Clerk's Services Assistant

Declarations of Pecuniary Interest and the general nature thereof

None declared

Public Hearings

1 Chelmsford Town Centre Community Improvement Plan

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

Report dated June 18, 2018 from the General Manager of Growth and Infrastructure regarding Chelmsford Town Centre Community Improvement Plan.

Melissa Riou, Senior Planner, provided an electronic presentation regarding the Chelmsford Town Centre Community Improvement Plan

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:

PL2018-113 Jakubo/Sizer: THAT the City of Greater Sudbury adopts the Chelmsford Town Centre Community Improvement Plan, as attached to the report entitled "Chelmsford Town Centre Community Improvement Plan" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of July 9, 2018;

AND THAT staff proceed with procuring professional engineering services for the completion of a Detailed Design of the Whitson River Waterway Trail;

AND THAT staff negotiate the purchase of lands required for the Whitson River Waterway Trail;

AND THAT the City of Greater Sudbury direct staff to include a business case for the construction of the trail as part of the 2019 budget process;

AND THAT staff be directed to proceed with the Planning Act approvals required to implement Action Item A: Zoning By-law Amendment and Action Item B: expand the Community

Improvement Plan Area, under Goal 2: Redevelopment.

YEAS: Councillors Lapierre, Jakubo, Sizer, McIntosh and Landry-Altmann

CARRIED

As no public comment, written or oral, was received, there was no effect on the Planning Committee's decision.

2 **Affordable Housing Community Improvement Plan and Zoning By-law Amendments**

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

Report dated June 18, 2018 from the General Manager of Growth and Infrastructure regarding Affordable Housing Community Improvement Plan and Zoning By-law Amendments.

Melissa Riou, Senior Planner, provided an electronic presentation regarding the Affordable Housing Community Improvement Plan and Zoning By-law Amendments.

Melissa Riou, Senior Planner, stated that they do not have any examples as other municipality that they have seen undertake the second unit incentive program. Therefore, they would have to develop programs and evaluation criteria. Decisions have yet to be made as to how the program will be rolling out. They have done preliminary calculations to determine approximately how many builds this would fund but it is dependent on the mix that comes in. She further stated that they still have to make decisions but they will be making these decision in the near future.

Jason Ferrigan, Director of Planning Services, stated that staff would administer the program in the same way they administer all of the Community Improvement Plans (CIPs). They come back to the Committee regarding the expressions of interest, outlining the benefits the investment would make. The Committee has the decision to see if the program will be coming forward as a business case as part of the budget process. In approving the policy framework, there are still other decisions that will come relating to the financial part of the Community Improvement Plan. The other reason one or more is written within the report, is because there is uncertainty in the process today. Like all CIPs, if the federal and provincial government decided to launch a new housing program, there must be sufficient flexibility within the policy to allow the changes in the external environment. Choosing the language of "one or more" was a conscious choice with the intention of highlighting that this could be a large project or many small ones. They do not know which it will be at this point, but the policies give the flexibility to respond to changes in the external environment as they occur. Like all CIPs the amount of investment that City Council makes in any one project is at the discretion of Council. They will often include caps within the policy document and with property owners but when the decision comes back to Council they can alter those caps at their discretion.

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.

Councillor McIntosh presented the following amendment:

PL2018-114A McIntosh/Lapierre: THAT the resolution be amended to include the following after the first paragraph:

AND THAT the following provision be added to section 1 of the draft Zoning By-law Amendment for Affordable Housing, as attached to the report entitled "Affordable Housing Community Improvement Plan and Zoning By-law Amendments":

(11) In table 5.5, Residential Parking Requirements For All Zones Except for Downtown Commercial (C6) Zone, adding "A reduction of %25 may be applied to units that are subject to an affordable housing agreement with the City of Greater Sudbury" to the Minimum Parking Space Requirement column for "Dwelling, Multiple, Dwelling, Row" Use.

YEAS: Councillor Lapierre, Jakubo, Sizer, McIntosh and Landry-Altman
CARRIED

The resolution as amended was presented:

PL2018-114 McIntosh/Lapierre: THAT the City of Greater Sudbury approves the Affordable Housing Community Improvement Plan and approves amendments to Zoning By-law 2010-100Z, as attached to the report entitled "Affordable Housing Community Improvement Plan and Zoning By-law Amendments" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of July 9, 2018.

AND THAT the following provision be added to section 1 of the draft Zoning By-law Amendment for Affordable Housing, as attached to the report entitled "Affordable Housing Community Improvement Plan and Zoning By-law Amendments":

(11) In table 5.5, Residential Parking Requirements For All Zones Except for Downtown Commercial (C6) Zone, adding "A reduction of 25% may be applied to units that are subject to an affordable housing agreement with the City of Greater Sudbury" to the Minimum Parking Space Requirement column for "Dwelling, Multiple, Dwelling, Row" Use.

AND THAT the City of Greater Sudbury direct staff to include a business case for accessing up to \$1,000,000 from the Social Housing Capital Reserve Fund as part of the 2019 budget process.

YEAS: Councillors Lapierre, Jakubo, Sizer, McIntosh and Landry-Altman
CARRIED

As no public comment, written or oral, was received, there was no effect on the Planning Committee's decision.

3 Nicholas & Melissa Alkhoury - Applications for Official Plan Amendment and Zoning By-law Amendment in order to facilitate the severance of the lands and construction of a multiple dwelling containing four dwelling units, 164 & 170 Birch Street, Garson

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

Report dated June 15, 2018 from the General Manager of Growth and Infrastructure regarding Nicholas & Melissa Alkhoury - Applications for Official Plan Amendment and Zoning By-law Amendment in order to facilitate the severance of the lands and construction of a multiple dwelling containing four dwelling units, 164 & 170 Birch Street, Garson.

Glen Ferguson, Senior Planner, outlined the report.

Jason Ferrigan, Director of Planning Services, stated that the property is exempt from development charges because the Garson town centre is a development charge exempt area

in the City's existing development charges by-law. This is a policy decision that was made by previous Council when the by-law was adopted. Therefore, developments such as this one in that area are exempt from development charges as a way of encouraging intensification in these older areas. There are a subset of town centres that have been identified in the development charges by-law as being development charge exempt; however, it does not necessarily include all of the town centres identified in the Official Plan.

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 resolutions were presented:

Resolution regarding the Official Plan Amendment:

PL2018-115 Jakubo/Sizer: THAT the City of Greater Sudbury approves the application by Nicholas & Melissa Alkhoury to amend the City of Greater Sudbury Official Plan on a site-specific basis in order to permit a maximum residential density of 65 dwelling units per hectare on the proposed severed lot and 91 dwelling units per hectare on the proposed retained lot in the Town Centre land use designation on lands described as PINs 73495-0352 & 73495-0296, Parcels 4555 SES & 5906 SES, Part of Lot 12, Plan M 50, Lot 5, Concession 2, Township of Garson, as outlined in the report entitled "Nicholas & Melissa Alkhoury" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of July 9, 2018.

YEAS: Councillors Lapierre, Jakubo, Sizer, McIntosh and Landry-Altman
CARRIED

Resolution regarding the Rezoning Application:

PL2018-116 Sizer/Jakubo: THAT the City of Greater Sudbury approves the application by Nicholas & Melissa Alkhoury to amend By law 2010 100Z being the Zoning By-law for the City of Greater Sudbury by changing the zoning classification from "C2", General Commercial to "C2(S)", General Commercial Special on those lands described as PINs 73495-0352 & 73495-0296, Parcels 4555 SES & 5906 SES, Part of Lot 12, Plan M-50, Lot 5, Concession 2, Township of Garson, as outlined in the report entitled "Nicholas & Melissa Alkhoury" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of July 9, 2018 subject to the following conditions:

1. That the amending zoning by-law include the following site-specific provisions:

- a) That the only permitted use on both the lands to be severed and retained be that of a multiple dwelling containing a maximum of four dwelling units;
- b) That the lot to be severed described legally as PIN 73495-0352, Parcel 4555, Lot 12, Plan M 50, Lot 5, Concession 2, Township of Garson contain the following site-specific provisions:
 - i. That the minimum lot area required shall be 617 m²;
 - ii. That the minimum lot frontage required shall be 21 m;
 - iii. That a minimum front yard setback of 2.8 m be permitted; and,
 - iv. That a maximum residential density of 65 dwelling units per hectare be permitted.

c) That the lot to be retained described legally as PIN 73495-0296, Parcel 5906, Lot 12, Plan M 50, Lot 5, Concession 2, Township of Garson contain the following site-specific provisions:

- i. That the minimum lot area required shall be 443 m²;
- ii. That the minimum lot frontage required shall be 12 m;
- iii. That a minimum front yard setback of 2 m be permitted;
- iv. That the minimum number of required parking spaces for the multiple dwelling be five parking spaces; and,
- v. That a maximum residential density of 91 dwelling units per hectare be permitted.

YEAS: Councillors Lapierre, Jakubo, Sizer, McIntosh and Landry-Atlmann

CARRIED

As no public comment, written or oral, was received, there was no effect on the Planning Committee's decision.

Recess

At 2:54 p.m. the Committee recessed.

Reconvene

At 3:00 p.m. the Committee reconvened.

- 4 Alba and Luigi Zagordo - Application for a temporary use by-law in order to permit a business office as a temporary use for a period of 3 years, 218 - 220 John Street, Sudbury

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

Report dated June 15, 2018 from the General Manager of Growth and Infrastructure regarding Alba and Luigi Zagordo - Application for a temporary use by-law in order to permit a business office as a temporary use for a period of 3 years, 218 - 220 John Street, Sudbury.

Alba and Louie Zagordo, the applicants, were present.

Alex Singbush, Senior Planner, outlined the report.

Alex Singbush, Senior Planner, stated that they often have telephone inquiries but if they are minor or not very specific in nature they will just provide a verbal update as opposed to written submissions that are circulated. He further stated that they have not received any recent letters in opposition to this application. He has had conversations with three (3) parties where concerns were expressed but they chose not to make written submissions. They encourage residents to make written submissions but often they get telephone inquiries of a more general nature or people who are not willing to commit in writing for various reasons. The calls were relating to a concern about parking availability on the subject property and two (2) other concerns he would characterize as unhappy with the continued operation. The building permit was issued and picked up on May 4, 2018.

Mrs. Zagordo stated she understands the concern the Committee has regarding the temporary use of the property. She stated that the market has not allowed them to move forward, they would love to move to a commercial space but the market does not allow it.

They employ 14 people, many in the trades, and bring revenue to the City. For them to move into an establishment where they would have to pay for commercial space they may not be able to continue their business. When they applied for the temporary use renewal, they sent out notification to the surrounding properties and have not received any comments. They have rectified all concerns in relation to previous applications and they have enough parking spaces in relation to what is required. Their driveway entering the property, adjacent to John Street, is used by City staff to cut grass, maintain the bus stop and garbage. There are many businesses in the area operating without issues such as the Women's Crisis Centre which is adjacent to their property and creates a lot of traffic. She asked if she lived in the home could she operate the business out of the garage?

Alex Singbush, Senior Planner, stated that home occupations are allowed in any dwelling unit in the City. However, they would need to be in the dwelling unit, they cannot be in an accessory building and are limited to 25% of the floor area in the dwelling up to a maximum of 100 square metres.

Mr. Zagordo stated that the fourplex was an illegal triplex and they applied for permits and paid for development charges to bring it to be the legal fourplex. Secondly, the garage space to be temporarily used as office space was another application with a permit and development charges. The reason why it took longer to pick up the permit and go through was due to finances and how their business runs. They had the work done in a timely fashion, it was just the way the paper trail came up.

Alex Singbush, Senior Planner, stated that the Committee has a choice on how long to approve the application for, the initial request was for three (3) years, the second request was for three (3) years and approval was granted for two (2) and a half years. The Planning Act allows applicants to apply for temporary rezoning multiple times and there is no limit to the amount they can apply for. It is staff's opinion the use is not temporary and therefore recommends that it not be approved.

Mr. Zagordo stated they have erected a fence around the back and side of the property, have done maintenance to the building and keep the yard as clean as they can. They have also painted the exterior of the building as well.

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:

PL2018-117 Jakubo/Sizer: THAT the City of Greater Sudbury denies the application by Alba & Luigi Zagordo to amend the Zoning By-law 2010-100Z in order to permit a business office in accordance with Section 39 of the Planning Act for a temporary period of 3 years on lands described as PIN 73584-0719, Part of Lots 103-105, Plan 4S, Lot 5, Concession 3, Township of McKim, as outlined in the report entitled "Alba and Luigi Zagordo" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of July 9, 2018.

Recess

At 3:25 p.m. the Committee recessed.

Reconvene

At 3:37 p.m. the Committee reconvened.

Councillor Landry-Altman presented the following amendment:

PL2018-117A Landry-Altman/Jakubo: THAT the resolution be amended to replace “denies” to “approves”, and that “period of 3 years” be replaced with “period of 2 years”;

AND THAT the resolution be amended to add the following:

“AND that the amending by-law provide for the following:

- i. That the business office use be limited to the existing detached accessory structure.
- ii. That no storage or transfer of any construction material or construction equipment related to the business operations shall be permitted.
- iii. That the temporary use permission shall expire on November 30, 2020.”

YEAS: Councillor Jakubo, McIntosh and Landry-Altman

NAYS: Councillor Lapierre and Sizer

CARRIED

The resolution as amended was presented:

PL2018-117 Jakubo/Sizer: THAT the City of Greater Sudbury approves the application by Alba & Luigi Zagordo to amend the Zoning By-law 2010-100Z in order to permit a business office in accordance with Section 39 of the Planning Act for a temporary period of 2 years on lands described as PIN 73584-0719, Part of Lots 103-105, Plan 4S, Lot 5, Concession 3, Township of McKim, as outlined in the report entitled “Alba and Luigi Zagordo” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of July 9, 2018;

AND that the amending by-law provide for the following:

- i. That the business office use be limited to the existing detached accessory structure.
- ii. That no storage or transfer of any construction material or construction equipment related to the business operations shall be permitted.
- iii. That the temporary use permission shall expire on November 30, 2020.”

YEAS: Councillor Jakubo, McIntosh and Landry-Altman

NAYS: Councillor Lapierre and Sizer

CARRIED

As no public comment, written or oral, was received, there was no effect on the Planning Committee’s decision.

5 Timestone Corporation - Application for rezoning in order to permit eight (8) street townhouse dwellings, Birmingham Drive, Sudbury

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

Report dated June 18, 2018 from the General Manager of Growth and Infrastructure regarding Timestone Corporation - Application for rezoning in order to permit eight (8) street townhouse dwellings, Birmingham Drive, Sudbury.

John Vulich and Karla Colasimone, the applicants, were present.

Mauro Manzon, Senior Planner, outlined the report.

Mauro Manzon Stated that the relief for the planting strip would be the interior side lot line for proposed lot 4. Typically, you would need a planting strip that is six (6) feet wide if you are providing an opaque fence, in this case it would be four (4) feet wide with an opaque fence.

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:

PL2018-118 Sizer/Jakubo: THAT the City of Greater Sudbury approves the application by Timestone Corporation to amend Zoning By-law 2010-100Z by changing the zoning classification from "R1-5", Low Density Residential One to "R3(S)", Medium Density Residential Special on lands described as Part of PINs 73576-0180 and 73576-0430, Lots 91 to 96, Plan M-1003 in Lot 10, Concession 3, Township of Neelon, as outlined in the report entitled "Timestone Corporation" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of July 9, 2018, subject to the following conditions:

- a)The only permitted uses shall be single detached dwellings, semi-detached dwellings, street townhouse dwellings and related accessory uses;
- b)The maximum lot coverage for street townhouse dwellings shall be 45%; and,
- c) In lieu of a planting strip, a minimum 1.8-metre high opaque fence shall be provided along the easterly interior side lot line of Lot 96, Plan M-1003 from the rear lot line to the front building line.

YEAS: Councillors Lapierre, Jakubo, Sizer, McIntosh, Landry-Altman
CARRIED

As no public comment, written or oral, was received, there was no effect on the Planning Committee's decision.

At 3:56 p.m. Councillor Landry-Altman departed

- 6 Cecile and Yvon Rainville - Applications for Official Plan Amendment and rezoning in order to create a non-waterfront rural lot with reduced road frontage and accommodate a lot addition with an abutting residential lot, 3070 Martin Road, Blezard Valley

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

Report dated June 18, 2018 from the General Manager of Growth and Infrastructure regarding Cecile and Yvon Rainville - Applications for Official Plan Amendment and rezoning

in order to create a non-waterfront rural lot with reduced road frontage and accommodate a lot addition with an abutting residential lot, 3070 Martin Road, Blezard Valley.

Dave Dorland, agent for the applicant, and Cecile Rainville, the applicant, were present.

Mauro Manzon, Senior Planner, outlined the report.

Mauro Manzon, Senior Planner, stated that there will be two parcels to which there are two (2) existing dwellings.

Mr. Dorland stated that he believes the SPART process was helpful with this matter prior to it coming to the Committee. Cecile and her husband are retired and have moved therefore it is a surplus 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 resolutions were presented:

Resolution regarding Official Plan Amendment:

PL2018-119 Jakubo/Sizer: THAT the City of Greater Sudbury approves the application by Cecile and Yvon Rainville to amend the City of Greater Sudbury Official Plan to provide a site-specific exception from the policies of Section 5.2.2 in order to permit a non-waterfront lot with a public road frontage of 60 metres where a minimum 90 metres is required in Rural Areas on lands described as Part of PIN 73500 0585, Part of Parcel 16669 S.E.S., Part of Part 6, Plan 53R-19489, Part 3, Plan 53R-20436 in Lot 10, Concession 6, Township of Blezard, as outlined in the report entitled "Cecile and Yvon Rainville" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of July 9, 2018.

YEAS: Councillors Lapierre, Jakubo, Sizer and McIntosh
CARRIED

Resolution regarding the Rezoning Application:

PL2018-120 Sizer/Jakubo: THAT the City of Greater Sudbury approves the application by Cecile and Yvon Rainville to amend Zoning By law 2010-100Z by changing the zoning classification from "RU", Rural and "A", Agricultural to "R1-4", Low Density Residential One and "RU(S)", Rural Special on lands described as Part of PIN 73500-0585, Part of Parcel 16669 S.E.S., Part of Part 6, Plan 53R-19489, Part 3, Plan 53R-20436 in Lot 10, Concession 6, Township of Blezard, as outlined in the report entitled "Cecile and Yvon Rainville" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of July 9, 2018, subject to the following conditions:

1. That the subject lands be rezoned as follows:

i)Westerly part of Part 6, Plan 53R-19489, being an approximate 2.14 ha southwest portion of PIN 73500-0585, as "RU(S)", Rural Special, subject to the following site-specific provisions:

a.Martin Road shall be deemed to be the front lot line;

b.The minimum lot frontage shall be 60 metres; and,

c. The location of existing buildings and structures shall be permitted;

ii) Easterly part of Part 6, Plan 53R-19489, being an approximate 2.02 ha southeast portion of PIN 73500-0585, as "RU(S)", Rural Special, subject to the following site-specific provision:

a. Notwithstanding Section 4.23 (b), the minimum lot frontage shall be 36 metres as measured at the front lot line on Peter Street;

iii) Part 3, Plan 53R-20436 as "R1-4", Low Density Residential One.

2. That prior to the enactment of the amending by-law, the owner shall 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;

3. Conditional approval shall lapse on July 10, 2020 unless Condition 2. above has been met or an extension has been granted by Council.

YEAS: Councillors Lapierre, Jakubo, Sizer and McIntosh

CARRIED

Resolution regarding Consent Referral Request:

PL2018-121 Jakubo/Sizer: THAT the City of Greater Sudbury permits the application to create one (1) additional lot on lands described as Part of PIN 73500-0585, Part of Parcel 16669 S.E.S., Part of Part 6, Plan 53R-19489, Part 3, Plan 53R-20436 in Lot 10, Concession 6, Township of Blezard to proceed by way of the consent process, as outlined in the report entitled "Cecile and Yvon Rainville" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of July 9, 2018.

YEAS: Councillor Lapierre, Jakubo, Sizer and McIntosh

CARRIED

As no public comment, written or oral, was received, there was no effect on the Planning Committee's decision.

7 Mark Sopha & Guylaine Castonguay - Application for rezoning in order to legalize two (2) dwelling units in an existing six-unit multiple dwelling, including site-specific relief for parking, landscaping and density, 298-300 Whittaker Street, Sudbury

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

Report dated June 15, 2018 from the General Manager of Growth and Infrastructure regarding Mark Sopha & Guylaine Castonguay - Application for rezoning in order to legalize two (2) dwelling units in an existing six-unit multiple dwelling, including site-specific relief for parking, landscaping and density, 298-300 Whittaker Street, Sudbury.

Mark Sopha and Guylaine Castonguay, the applicants, were present.

Mauro Manzon, Senior Planner, outlined the report.

Mauro Manzon, Senior Planner, stated that a large truck would not fit into the smaller parking spaces, a medium size sedan would. Staff felt this was sufficient as they have the rear yard parking area that meets the minimum requirements.

Mr. Sopha stated that he drives a large truck and has not had an issue with parking in the

smaller spaces without blocking the sidewalk. Further, they take care of the snow management and have never had any issues.

Lou Murphy, tenant of the building, stated that he has been there, in part, for nearly twenty (20) years. He further stated, that he also has no issues with parking. He stated that the services the building is providing are not at the City's expense. They have provided a very comfortable residence for himself, a senior, and multiple other people. He stated Mr. Sopha has been extremely helpful in accommodating the tenants.

Mauro Manzon, Senior Planner, stated that he spoke to the property owner who sent in a letter of concern regarding how the 6 units were installed in the building. They received a request to verify that the building was a legal fiveplex in 2015, but the zoning allows for a maximum of four (4) units. There are non-conforming uses in the neighbourhood and each would have to be looked at individually to determine if it is legal non-conforming or whether there are issues similar to this property. He also explained the rezoning process when he spoke to the author of the letter.

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:

PL2018-22 Jakubo/Sizer: THAT the City of Greater Sudbury approves the application by Mark Sopha & Guylaine Castonguay to amend Zoning By-law 2010-100Z by changing the zoning classification from "R2-3", Low Density Residential Two to "R2-3(S)", Low Density Residential Two Special on lands described as PIN 73586-0596, Lot 173, Plan 4-S in Lot 7, Concession 3, Township of McKim, as outlined in the report entitled "Mark Sopha & Guylaine Castonguay" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of July 9, 2018, subject to the following conditions:

- a. That prior to the adoption of the amending by-law, the owner shall submit building permit applications addressing the illegal dwelling units and the retaining wall to the satisfaction of the Chief Building Official;
- b. That the amending by-law includes the following site-specific provisions:
 - i) A maximum of six (6) dwelling units shall be permitted;
 - ii) A minimum lot area of 96 m² per dwelling unit is required;
 - iii) A minimum eight (8) parking spaces shall be provided, to include three (3) parking spaces with a minimum depth of 5.7 metres within the required front yard;
 - iv) Two (2) driveway entrances onto Whittaker Street shall be permitted; and,
 - v) A minimum 25% of the required front yard shall be maintained as landscaped open space.
- c. Conditional approval shall lapse on July 10, 2020 unless Condition a) above has been met or an extension has been granted by Council.

YEAS: Councillors Lapierre, Jakubo, Sizer and McIntosh
CARRIED CARRIED

Public comment had been received and considered and had no effect on the Planning Committee's decision as the application represents good planning.

At 4:20 p.m. Councillor Landry-Atlmann returned

Recess

At 4:26 p.m. the Committee recessed.

Reconvene

At 4:39 p.m. the Committee reconvened.

Presentations

1 Proposed LaSalle Boulevard Corridor Plan and Strategy

Report dated June 22, 2018 from the General Manager of Growth and Infrastructure regarding Proposed LaSalle Boulevard Corridor Plan and Strategy.

Ed Landry, Senior Planner, and Brett Sears of WSP Canada, provided an electronic presentation regarding the Proposed LaSalle Boulevard Corridor Plan and Strategy.

The following resolutions were presented:

Resolution # 1

PL2018-123 Jakubo/Sizer: THAT The City of Greater Sudbury endorses the LaSalle Boulevard Corridor Plan and Strategy, as outlined in the report entitled "Recommended LaSalle Boulevard Corridor Plan and Strategy" from the General Manager of Growth and Infrastructure, presented at the July 9, 2018 Planning Committee Meeting.

CARRIED

Resolution # 2

PL2018-124 Sizer/Jakubo: THAT The City of Greater Sudbury directs staff to prepare the necessary amendments to the City's Official Plan to implement the Corridor Plan and Strategy's land use planning recommendations, as outlined in the report entitled "Recommended LaSalle Boulevard Corridor Plan and Strategy" from the General Manager of Growth and Infrastructure, presented at the July 9, 2018 Planning Committee Meeting.

CARRIED

Resolution # 3

PL2018-125 Jakubo/Sizer: THAT The City of Greater Sudbury directs staff to prepare the necessary amendments to the City's Zoning By-law to implement the Corridor Plan and Strategy's land use planning recommendations, as outlined in the report entitled "Recommended LaSalle Boulevard Corridor Plan and Strategy" from the General Manager of Growth and Infrastructure, presented at the July 9, 2018 Planning Committee Meeting.

CARRIED

Resolution # 4

PL2018-126 Jakubo/Sizer: THAT The City of Greater Sudbury directs staff to commence work on implementing the Corridor Plan and Strategy's urban design recommendations in

other local planning tools, as outlined in the report entitled “Recommended LaSalle Boulevard Corridor Plan and Strategy” from the General Manager of Growth and Infrastructure, presented at the July 9, 2018 Planning Committee Meeting.

CARRIED

Resolution # 5

PL2018-127 Sizer/Jakubo: THAT the City of Greater Sudbury directs staff to prepare a business case to develop a pilot program to implement the streetscape design, including the incorporation of active transportation and transit in 2019, as outlined in the report entitled “Recommended LaSalle Boulevard Corridor Plan and Strategy” from the General Manager of Growth and Infrastructure, presented at the July 9, 2018 Planning Committee Meeting.

CARRIED

Resolution # 6

PL2018-128 Jakubo/Sizer: THAT the City of Greater Sudbury directs staff to prepare a business case for a feasibility study of separated pedestrian and cycling facilities along the south and north side of LaSalle Boulevard, for consideration as part of the 2019 Budget, as outlined in the report entitled “Recommended LaSalle Boulevard Corridor Plan and Strategy” from the General Manager of Growth and Infrastructure, presented at the July 9, 2018 Planning Committee Meeting.

CARRIED

Matters Arising from the Closed Session

Councillor Lapierre reported that the Committee met in Closed Session to deal with three (3) Proposed or Pending Acquisition or Disposition of Land Matters and the following resolutions emanated therefrom:

PL2018-129 Sizer/Jakubo: THAT the City of Greater Sudbury authorize the sale of vacant land east of Belisle Drive, Val Caron, in the Valley East Industrial Park, legally described as part of PIN 73501- 2147(LT), being Parts 4, 5 and 6, Plan 53R-19366, Township of Blezard, City of Greater Sudbury;

AND THAT a by-law be prepared to authorize the sale and the execution of the documents required to complete the real estate transaction;

AND THAT the net proceeds of the sales be credited to the Industrial Reserve Fund.

CARRIED

PL2018-130 Jakubo/Sizer: THAT the City of Greater Sudbury authorize the purchase of land and the acquisition of an easement over parts of 485 Barry Downe Road, Sudbury, legally described as part of PIN 02132-0405(LT), being Parts 3, 4 and 5, Plan 53R-20566, Township of McKim, City of Greater Sudbury;

AND THAT a by-law be prepared to authorize the purchase and the execution of the documents required to complete the real estate transaction;

AND THAT the acquisition be funded from the Road Projects - Property Acquisitions account.

CARRIED

PL2018-131 Sizer/Jakubo: THAT the City of Greater Sudbury authorize the sale of part of the

unopened road allowances known as Tarneaud Street, St. Michael Street, St. Gabriel Street, Glendowr Street and Woods Street and vacant land on Lourdes Street, Sudbury, all legally described respectively as: part of PIN 73583-0117(LT), being Parts 7 to 10 on Plan 53R-20719; part of PIN 73583-0076(LT), being Parts 3 and 4 on Plan 53R-20719; part of PIN 73583-0628(LT), being Part 8 on Plan 53R-19988; PIN 73583-0045(LT), being Part 7 on Plan 53R-19988; PIN 73583-0609(LT), being Part 10 on Plan 53R-19988; and PIN 73583-0088(LT), part of Lots 283 to 293, Plan 35S, being Parts 1 to 11 and 23 to 44 on Plan 53R-16108, Township of McKim;

AND THAT a by-law be prepared to authorize the sale and the 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

Adopting, Approving or Receiving Items in the Consent Agenda

The following resolution was presented:

PL2018-132 Jakubo/Sizer: THAT the City of Greater Sudbury approves Consent Agenda Items C-1 to C-7 inclusive.

CARRIED

The following are the Consent Agenda items:

Routine Management Reports

C-1 Raimo & Liliane Koskiniemi – Extension to draft plan of subdivision approval, Koskiniemi Subdivision, Montee Principale, Azilda

Report dated June 8, 2018 from the General Manager of Growth and Infrastructure regarding Raimo & Liliane Koskiniemi – Extension to draft plan of subdivision approval, Koskiniemi Subdivision, Montee Principale, Azilda.

PL2018-133 Sizer/Jakubo: That the City of Greater Sudbury's delegated official be directed to amend the conditions of draft approval for plan of subdivision on those lands known as Parts 1 and 2, Plan 53R-17360, Lot 7, Concession 2, Township of Rayside, Azilda, File 780-5/11005, as outlined in the report entitled "Raimo & Liliane Koskiniemi" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of July 9, 2018 upon the payment of the processing fee of \$1,485.00 as follows:

a) By deleting in Condition #7 references to "General Manager of Infrastructure Services" and replacing it with "General Manager of Growth & Infrastructure."

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

"8. That this draft approval shall lapse on May 31, 2021."

c) By adding the following to the end of Condition #10:

"Included in this report must be details regarding removal of substandard soils (if any) and placement of engineered fill (if required) for the construction of new homes. A soils caution agreement, if required, shall be registered on title, to the satisfaction of the Chief Building

Official and City Solicitor.”

d) By adding the following to the end of Condition #12:

“A lot grading agreement shall be registered on title, if required, to the satisfaction of the Director or Planning Services and City Solicitor. The owner/applicant shall be responsible for the legal costs of preparing and registering the associated lot grading agreement.”

e) By deleting Conditions #15, #17, #18, #19, and #20 and replacing them with the following conditions:

“15. The owner/applicant shall provide, as part of the submission of servicing plans, a Siltation Control Plan detailing the location and types of sediment and erosion control measures to be implemented during each phase of construction. Said plan shall be to the satisfaction of the General Manager of Growth & Infrastructure. The siltation control shall remain in place until all disturbed areas have been stabilized. All sediment and erosion control measures shall be inspected daily to ensure that they are functioning properly and are maintained and/or updated as required. If the sediment and erosion control measures are not functioning properly, no further work shall occur until the sediment or erosion problem is addressed.”

“17. As part of the submission of servicing plans, the owner/applicant shall have rear yard slope treatments designed by a geotechnical engineer with a valid Certificate of Authorization from the Association of Professional Engineers of Ontario, incorporated into the plans at locations required by the General Manager of Growth & Infrastructure. Suitable provisions shall be incorporated in the Subdivision Agreement to ensure that the treatment is undertaken to the satisfaction of the General Manager of Growth & Infrastructure.”

“18. The owner/applicant shall provide Utilities Servicing Plans, designed by a consulting engineer with a valid Certificate of Authorization from the Association of Professional Engineers of Ontario, for the proposed lots, to the satisfaction of the Director of Planning Services. The utilities servicing plan, at a minimum, shall show the location of all utilities including City services, Greater Sudbury Hydro Plus or Hydro One, Bell, Union Gas, Eastlink and Canada Post. This plan must be provided prior to construction of any individual phase. The owner/applicant shall be responsible for all costs associated with the installation of said services.”

“19. The owner/applicant is to provide proof of sufficient fire flow in conjunction with the submission of construction drawings for each phase of construction to the satisfaction of the General Manager of Growth & Infrastructure. All costs associated with upgrading the existing distribution system to service this subdivision will be borne totally by the owner/applicant.”

“20. The owner/applicant is to provide proof of sufficient sanitary sewer capacity in conjunction with the submission of construction drawings for each phase of construction to the satisfaction of the General Manager of Growth & Infrastructure. All costs associated with upgrading the existing collection system and/or sewage lift stations to service this subdivision will be borne totally by the owner/applicant.”

f) By adding the following conditions:

“24. Streetlights for this subdivision will be designed and constructed by Greater Sudbury Hydro Plus Inc. at the cost of the owner/applicant.”

“25. Final approval for registration may be issued in phases to the satisfaction of the Director of Planning Services, provided that:

i) Phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure and other essential services; and

ii) All agencies agree to registration by phases and provide clearances, as required, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.”

“26. That the owner/applicant shall have completed all major outstanding infrastructure deficiencies that are critical to the overall function of the subdivision in previous phases of the plan that have been registered, or have made arrangements for their completion, prior to registering a new phase of the plan, to the satisfaction of the General Manager of Growth & Infrastructure.”

“27. That in accordance with Section 59(4) of the Development Charges Act, a notice of agreement shall be registered on title to ensure that persons who first purchase the subdivided land after registration of the plan of subdivision are informed, at the time the land is transferred, of all development charges related to development.”

“28. That prior to the signing of the final plan, the owners/applicants shall contact the Ministry of Natural Resources and Forestry (MNR), Sudbury District Office, and satisfy all requirements set out by the MNR 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 MNR under the Endangered Species Act have been satisfied prior to any site alteration or development taking place on the subject lands.”

CARRIED

C-2 Dalron Construction – Extension to draft plan of subdivision approval, Hidden Valley Subdivision, Val Caron

Report dated June 14, 2018 from the General Manager of Growth and Infrastructure regarding Dalron Construction – Extension to draft plan of subdivision approval, Hidden Valley Subdivision, Val Caron.

PL2018-134 Sizer/Jakubo: That the City of Greater Sudbury’s delegated official be directed to amend the conditions of draft approval for plan of subdivision on those lands known as Parcel 448 SES, and Parcel 2884 and deemed Plan M-1130 excluding Lot 94 and part of Lot 81 and includes deemed Plan M-1131 and deemed Plan M 1132, excluding part of Lot 20, all in Lot 7, Concession 5, Township of Blezard, Val Caron, File 780-7/04003, as outlined in the report entitled “Dalron Construction” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of July 9, 2018 upon the payment of the processing fee of \$910.58 as follows:

a)By deleting Conditions #9, #21 and #24.

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

“10. That this draft approval shall lapse on August 25, 2019.”

c)By adding the following to the end of Condition #12:

“Included in this report must be details regarding removal of substandard soils (if any) and placement of engineered fill (if required) for the construction of new homes. A soils caution agreement, if required, shall be registered on title, to the satisfaction of the Chief Building Official and City Solicitor.”

d) By deleting in Conditions #16, #24 and #40 references to “General Manager of Infrastructure Services” and replacing it with “General Manager of Growth & Infrastructure.”

e) By deleting Conditions #13, #15, #20, #28 and #30 and replacing them with the following:

“13. The owner/applicant shall provide, to the satisfaction of the General Manager of Growth & Infrastructure and the Director of Planning Services, a detailed Lot Grading and Drainage Plan prepared, signed, sealed, and dated by a professional civil engineer with a valid Certificate of Authorization from the Association of Professional Engineers of Ontario, for the proposed lots as part of the submission of servicing plans. This plan must show finished grades around new houses, retaining walls, side yards, swales, slopes and lot corners. The plan must show sufficient grades on boundary properties to mesh the lot grading of the new site to existing properties. A lot grading agreement shall be registered on title, if required, to the satisfaction of Director of Planning Services and City Solicitor. The owner/applicant shall be responsible for the legal costs of preparing and registering the associated lot grading agreement.”

“15. As part of the submission of servicing plans, the owner/applicant shall have rear yard slope treatments designed by a geotechnical engineer with a valid Certificate of Authorization from the Association of Professional Engineers of Ontario, incorporated into the plans at locations required by the General Manager of Growth and Infrastructure. Suitable provisions shall be incorporated in the Subdivision Agreement to ensure that the treatment is undertaken to the satisfaction of the General Manager of Growth & Infrastructure.”

“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.”

“28. The owner/applicant shall provide, as part of the submission of servicing plans, a Siltation Control Plan detailing the location and types of sediment and erosion control measures to be implemented during each phase of construction. Said plan shall be to the satisfaction of the General Manager of Growth & Infrastructure. The Siltation Control Plan must show the location and types of sediment and erosion control measures to be implemented. The siltation controls shall remain in place until all disturbed areas have been stabilized. All sediment and erosion control measures shall be inspected daily to ensure that they are functioning properly and are maintained or updated as required. If the sediment and erosion control measures are not functioning properly, no further work shall occur until the sediment and/or erosion problem is addressed.”

“30. The owner/applicant shall provide Utilities Servicing Plans, designed by a consulting engineer with a valid Certificate of Authorization from the Association of Professional Engineers of Ontario, for the proposed lots, to the satisfaction of the Director of Planning Services. The utilities servicing plan, at a minimum, shall show the location of all utilities including City services, Greater Sudbury Hydro Plus or Hydro One, Bell, Union Gas, Eastlink and Canada Post. This plan must be provided prior to construction of any individual phase. The owner/applicant shall be responsible for all costs associated with the installation of said services.”

f) By adding Conditions #49, #50, #51, #52, #53, #54, #55 and #56 as follows:

“49. The owner/applicant is to provide proof of sufficient fire flow in conjunction with the

submission of construction drawings for each phase of construction to the satisfaction of the General Manager of Growth & Infrastructure. All costs associated with upgrading the existing distribution system to service this subdivision will be borne totally by the owner/applicant.”

“50. The owner/applicant is to provide proof of sufficient sanitary sewer capacity in conjunction with the submission of construction drawings for each phase of construction to the satisfaction of the General Manager of Growth & Infrastructure. All costs associated with upgrading the existing collection system and/or sewage lift stations to service this subdivision will be borne totally by the owner/applicant.”

“51. 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 Growth & Infrastructure, that sufficient sewage treatment capacity and water capacity exists to service the development.”

“52. The owner/applicant shall provide Master Servicing Plans for both the sanitary and storm sewer as well as watermains as they pertain to the new subdivision layout. Said plans are to show general alignment details, number of units and area serviced by individual runs, pipe diameter and flow direction. Said plan shall ensure that pipe diameters and alignments are established in order to support all phases of development.”

“53. Final approval for registration may be issued in phases to the satisfaction of the Director of Planning Services, provided that:

i) Phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure and other essential services; and,

ii) All agencies agree to registration by phases and provide clearances, as required, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.”

“54. That the owner/applicant shall have completed all major outstanding infrastructure deficiencies that are critical to the overall function of the subdivision in previous phases of the plan that have been registered, or have made arrangements for their completion, prior to registering a new phase of the plan, to the satisfaction of the General Manager of Growth & Infrastructure.”

“55. That prior to the final approval of any phase encompassing the development of lots with frontage on Street “L”, Fourth Street, and Anton Avenue north of Fifth Street the required works for the Horizon Municipal Drain 2011 reconstruction shall have been completed to satisfaction of the General Manager of Growth & Infrastructure.”

“56. That in accordance with Section 59(4) of the Development Charges Act, a notice of agreement shall be registered on title to ensure that persons who first purchase the subdivided land after registration of the plan of subdivision are informed, at the time the land is transferred, of all development charges related to development.”

CARRIED

C-3

Jordan & Shelley Belcher - Application to remove the “H”, Holding Designation on land zoned “H3RU”, Holding Rural in order to construct a detached garage on land adjacent to a Provincially Significant Wetland, 10 Sauve Street, Dowling

Report dated June 14, 2018 from the General Manager of Growth and Infrastructure regarding Jordan & Shelley Belcher - Application to remove the “H”, Holding Designation on

land zoned “H3RU”, Holding Rural in order to construct a detached garage on land adjacent to a Provincially Significant Wetland, 10 Sauve Street, Dowling.

PL2018-135 Jakubo/Sizer: THAT the City of Greater Sudbury approves the application by Jordan & Shelley Belcher to amend Zoning By-law 2010-100Z by removing the “H”, Holding Designation on lands described as PIN 73353-0135, Parcel 21631 S.W.S., Part 7, Plan SR-1457 in Lot 2, Concession 2, Township of Dowling, as outlined in the report entitled “Jordan & Shelley Belcher” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of July 9, 2018, in order to permit a detached garage accessory to a single detached dwelling.

CARRIED

C-4 Fraser Street, Sudbury – Declaration of Surplus Land

Report dated June 18, 2018 from the General Manager of Corporate Services regarding Fraser Street, Sudbury – Declaration of Surplus Land.

PL2018-136 Sizer/Jakubo: THAT the City of Greater Sudbury declares surplus to the City's needs land on Fraser Street, Sudbury, legally described as part of PIN 73589-0793(LT), being part of Lot 360 on Plan M-99, Township of McKim;

AND THAT the land be offered for sale to the abutting property owner pursuant to the procedures governing the sale of limited marketability surplus land as outlined in Property By-law 2008-174, as outlined in the report entitled “Fraser Street, Sudbury – Declaration of Surplus Land” from the General Manager of Corporate Services, presented at the Planning Committee meeting on July 9, 2018.

CARRIED

C-5 Municipal Road 80, Hanmer – Close by by-law and Declaration of Surplus Vacant Land

Report dated June 18, 2018 from the General Manager of Corporate Services regarding Municipal Road 80, Hanmer – Close by by-law and Declaration of Surplus Vacant Land.

PL2018-137 Jakubo/Sizer: THAT the City of Greater Sudbury close by by-law and declares surplus to the City's needs unopened road allowances, blocks and vacant land on Municipal Road 80, Hanmer, legally described as PIN 73503-0080(LT), Lots 15 and 16, PIN 73503-1327(LT) Adrien Street, PIN 73503-1328(LT) Gabrielle Street, part of PIN 73503-1330(LT) Anita Street, PIN 73503-0931(LT), Block D and part of PIN 73503-0241(LT), Block A, all on Plan M-546, Township of Hanmer;

AND THAT the land be offered for sale to the abutting property owner(s) pursuant to the procedures governing the sale of limited marketability surplus land as outlined in Property By-law 2008-174, as outlined in the report entitled “Municipal Road 80, Hanmer – Close by by-law and Declaration of Surplus Vacant Land” from the General Manager of Corporate Services, presented at the Planning Committee meeting on July 9, 2018.

CARRIED

C-6 Claire Street, Sudbury - Close by by-law and Declaration of Surplus Vacant Land

Report dated June 18, 2018 from the General Manager of Corporate Services regarding Claire Street, Sudbury - Close by by-law and Declaration of Surplus Vacant Land.

PL2018-138 Sizer/Jakubo: THAT the City of Greater Sudbury close by by-law and declares

surplus to the City's needs the unopened Claire Street, Sudbury, road allowance and reserve, legally described as PIN 73567-0449(LT) and PIN 73567-0218(LT), Plan M-287, Township of Neelon;

AND THAT the land be offered for sale to the adjoining property owner pursuant to the procedures governing the sale of limited marketability surplus land as outlined in Property By-law 2008-174, as outlined in the report entitled "Claire Street, Sudbury – Close by by-law and Declaration of Surplus Vacant Land" from the General Manager of Corporate Services, presented at the Planning Committee meeting on July 9, 2018.

CARRIED

C-7 Scarlett Road, Sudbury - Declaration of Surplus Vacant Land

Report dated June 18, 2018 from the General Manager of Corporate Services regarding Scarlett Road, Sudbury - Declaration of Surplus Vacant Land.

PL2018-139 Jakubo/Sizer: THAT the City of Greater Sudbury declares surplus to the City's needs vacant land on Scarlett Road, Sudbury, legally described as part of PIN 73573-0152(LT), formerly part of Parcel 23873, SES, Township of Neelon;

AND THAT the land be marketed for sale to the general public pursuant to the procedures governing the sale of full marketability surplus land as outlined in Property By-law 2008-174, as outlined in the report entitled "Scarlett Road, Sudbury - Declaration of Surplus Vacant Land" from the General Manager of Corporate Services, presented at the Planning Committee meeting on July 9, 2018.

CARRIED

Managers' Reports

R-1 Methadone Clinics

Report dated June 19, 2018 from the General Manager of Growth and Infrastructure regarding Methadone Clinics.

For Information Only.

Addendum

No Addendum was presented.

Civic Petitions

No Civic Petitions were submitted.

Question Period and Announcements

No Questions were asked.

Notices of Motion

No Notices of Motion were presented.

Adjournment

Sizer/Jakubo: THAT this meeting does now adjourn. Time: 6:05 p.m.

CARRIED

Adam Kosnick, Deputy City Clerk