



Planning Committee Agenda

Wednesday, February 19, 2025

Tom Davies Square

Councillor Cormier, Chair

1:00 p.m. Open Session Council Chamber / Electronic Participation

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	This report is presented by Ed Landry, Senior Planner.	
5.	Consent Agenda	
	For the purpose of convenience and for expediting meetings, matters of business of repetitive or routine nature are included in the Consent Agenda, and all such matters of business contained in the Consent Agenda are voted on collectively.	
	A particular matter of business may be singled out from the Consent Agenda for debate or for a separate vote upon the request of any Councillor. In the case of a separate vote, the excluded matter of business is severed from the Consent Agenda, and only the remaining matters of business contained in the Consent Agenda are voted on collectively.	
	Each and every matter of business contained in the Consent Agenda is recorded separately in the minutes of the meeting.	
5.1	Routine Management Reports	
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	This report provides a recommendation regarding a consent referral to create one new rural lot in addition to the four rural lots already created by way of the consent process.	

5.1.3 10 Willow Street, Wahnapiatae – 2024 Extension

This report provides a recommendation regarding a request to extend the conditional temporary use zoning approval for 10 Willow Street, Wahnapiatae.

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39

This report provides a recommendation regarding a request to extend OPA and rezoning approvals for Nickel Belt Boom Truck Ltd. (Nickel Belt Camping) in Chelmsford.

6. Managers' Reports

6.1 Appointment of Chair and Vice-Chair – Planning Committee

45

This report provides a recommendation regarding the procedure for election by the Committee of the Chair and Vice-Chair of the Planning Committee for the term ending November 14, 2026.

7. Members' Motions

8. Addendum

9. Civic Petitions

10. Question Period

11. Adjournment

754 Montée Principale, Chelmsford

Presented To:	Planning Committee
Meeting Date:	February 19, 2025
Type:	Public Hearing
Prepared by:	Bailey Chabot Planning Services
Recommended by:	General Manager of Growth and Infrastructure
File Number:	751-5/24-09

Report Summary

This report provides a recommendation regarding an application to extend a temporary use by-law permitting a garden suite for a time period of three years.

This report is presented by Bailey Chabot, Senior Planner.

Resolution

THAT the City of Greater Sudbury approves the application by Jack Campsall and Laurie Chaput to amend Zoning By-law 2010-100Z 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, on lands described as PIN 73345-0408, Parcel 29721, Registered Plan 53R-13618, Parts 3 & 4, Lot 7, Concession 4, Township of Rayside as outlined in the report titled “754 Montée Principale, Chelmsford”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on February 19, 2025.

Relationship to the Strategic Plan, Health Impact Assessment and Climate Action Plans

The application to amend the Zoning By-law is an operational matter under the Planning Act to which the City is responding. The application contributes to the 2019-2027 City of Greater Sudbury Strategic Plan goals related to housing by adding to the range and mix of housing available in this area. There is no conflict with the Community Energy and Emissions Plan.

Financial Implications

There are no financial implications associated with this report.

Report Overview:

An application to extend a temporary use by-law has been submitted in order to permit the continued use of a detached structure as a garden suite. Staff recommends approval of the application.

Staff Report

PROPOSAL:

Landowners Jack Campsall and Laurie Chaput are applying to extend the temporary use by-law to permit the continued use of a garden suite for an addition three (3) years. The garden suite is used to house the landowners' aging parents. The original application for temporary use by-law was approved in 2014 for 10 years.

Location and Site Description:

The subject lands are located on the west side of Montée Principale in Chelmsford. It is approximately 0.70 hectares (1.72 acres) of land with a frontage of approximately 57.7 metres (189.5 feet). The property is generally rectangular in shape and are accessed via Montée Principale. The parcel is served by private water (well) and private sewer (septic).

The subject lands contain a principal single detached dwelling a detached garage and a mobile home that acts as a garden suite. The principal dwelling is approximately 10 metres from Montée Principale while the garden suite is located approximately 25 metres to the southwest of the principal dwelling. The garden suite is an existing single storey mobile home with a ground floor area of approximately 115 metres squared. The garden suite is accessed via a shared driveway onto Montée Principale.

Existing Zoning: "A", Agricultural (T95)

The "A", Agricultural zone permits a number of uses per Part 9.2, Tables 9.1 – Permitted Residential Uses and Table 9.2 - Permitted Non-Residential Uses of the City's Zoning By-law. However, the zone does not permit a garden suite. In 2014, the landowners applied for a temporary use to be permitted, being a garden suite. The use was permitted by Zoning By-law Amendment 2014-274Z for a time of ten (10) years.

Proposed Zoning: "A", Agricultural (T95)

The intent is not to change the underlying zone but to extend the temporary garden suite use. This is the first three-year extension request. There is no limit on the number of extensions.

Surrounding Land Uses:

North: Rural residential development, local commercial uses

East: Rural residential development and agricultural parcels

South: Rural residential development and agricultural parcels

West: Agricultural parcels and Sudbury Downs

The existing zoning and location map are attached to this report and together indicate the location of the parcel subject to the Zoning By-law Amendment request, as well as the applicable zoning on other parcels of land in the immediate area.

A site visit was conducted January 6, 2025 and site photos generally depict the principal dwelling, garden suite, and accessory structures.

Public Consultation:

The statutory Notice of Application was provided to the public by newspaper and to nearby landowners and tenants located within 240 m (800 ft) of the subject lands on December 28, 2024. The statutory Notice of Public Hearing dated January 23, 2025 was provided to the public by newspaper and to nearby landowners and tenants located within 240 m (800 ft) of the subject lands.

At the time of writing this report no correspondence from the public has been received.

POLICY AND REGULATORY FRAMEWORK:

The property is subject to the following policy and regulatory framework:

- [2024 Provincial Planning Statement \(PPS\)](#);
- [2011 Growth Plan for Northern Ontario](#);
- [Official Plan for the City of Greater Sudbury](#); and,
- [Zoning By-law 2010-100Z](#).

The PPS and the Growth Plan for Northern Ontario, along with the City's Official Plan, provide a policy framework for land use planning and development in the City of Greater Sudbury. This framework is implemented through a range of land use planning controls such as, but not limited to, zoning by-laws, plans of subdivision, and site plans.

2024 Provincial Planning Statement (PPS):

Municipalities in the Province of Ontario are required under Section 3 of the Planning Act to ensure that decisions affecting planning matters are consistent with the Provincial Planning Statement (PPS). Section 2.2 of the PPS requires a range and mix of housing options in order to address housing needs within the community, including all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities. Garden suites are intended to provide such accommodation subject to the provisions of Section 39.1 of the Planning Act.

Growth Plan for Northern Ontario:

Municipalities in the Province of Ontario are required under Section 3 of the *Planning Act* to ensure that decisions affecting planning matters conform with the Growth Plan for Northern Ontario. There are no policies that are relevant to this application, therefore the application does not conflict with the Growth Plan.

Official Plan for the City of Greater Sudbury:

The subject property is designated 'Agricultural Reserve' in the City of Greater Sudbury Official Plan.

Policy 6 of Section 6.2.1 Agricultural Reserve permits garden suites in accordance with Section 2.3.5. This policy also permits a mobile home as a garden suite if it is built on its own foundation in accordance with the Ontario Building Code.

Section 2.3.5 of the Official Plan states that garden suites are small, self-contained independent living units that are designed for persons who require some level of support. Garden suites support small scale intensification and meet affordable housing needs.

Policy 1 states that "Subject to rezoning under the provisions of a Temporary Use By-law in Section 19.5.3, Garden Suites are permitted ... in accordance with the following conditions:

- a. A Single Garden Suite is allowed as an accessory unit on a lot with only one existing dwelling unit;
- b. Services will be connected to the service lines of the host dwelling unit to City specifications;

- c. A Garden Suite can be integrated with the prevailing character of the surrounding area, and will be removed at no expense to the City at the termination of its use; and,
- d. An agreement may be required between the application and the City dealing with such conditions as the installation, location, maintenance, occupancy and removal of the structure.

Section 2.3.6 Secondary Suites states that existing Garden Suites may be considered as accessory dwellings provided they conform with the applicable policies and the Zoning By-law.

Zoning By-law 2010-100Z:

The Zoning By-law defines a garden suite as ‘A one unit detached residential structure containing bathroom and kitchen facilities that is ancillary to a single detached dwelling and that is designed to be temporary and/or portable.’

Section 4.10 of the zoning by-law speaks to garden suites and states that where a garden suite is permitted it shall meet the requirements for accessory buildings. Garden suites may be converted to secondary dwelling units subject to the applicable provisions including registration of the unit with Building Services.

The subject land is zoned “A”, Agricultural. Residential uses in the form of a single detached dwelling or a mobile home on a permanent foundation are permitted. Garden suites are also permitted subject to the accessory buildings standards.

Department/Agency Review:

The application, including relevant accompanying materials, has been circulated to all appropriate agencies and departments. Responses received from agencies and departments have been used to assist in evaluating the application.

During the review of the proposal, comments provided by circulated agencies and departments included the following:

Roads, Active Transportation, Roads Operations, Transportation and Innovation Support, Strategic and Environmental Planning, Transit, Conservation Sudbury, HydroOne, Development Engineering and the City’s Drainage Section have each advised that they have no concerns from their respective areas of interest.

Building Services has identified that a completed building permit exists for the garden suite.

There was no opposition to the proposed rezoning identified by any circulated department or agency.

PLANNING ANALYSIS:

The Provincial Planning Statement, the Growth Plan for Northern Ontario, and the City of Greater Sudbury Official Plan all encourage mixed forms of housing in order to accommodate a wide range of people, such as garden suites which are typically used to house additional family members on a temporary basis.

The application conforms to the Official Plan policies pertaining to garden suites, which permit one garden suite accessory to an existing single detached dwelling on private servicing for a period of 10 years, with option for 3 year renewal through a temporary use zoning by-law amendment application.

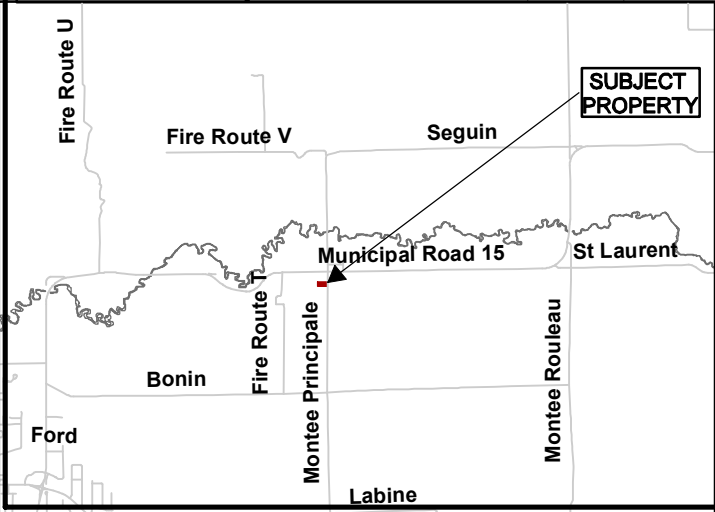
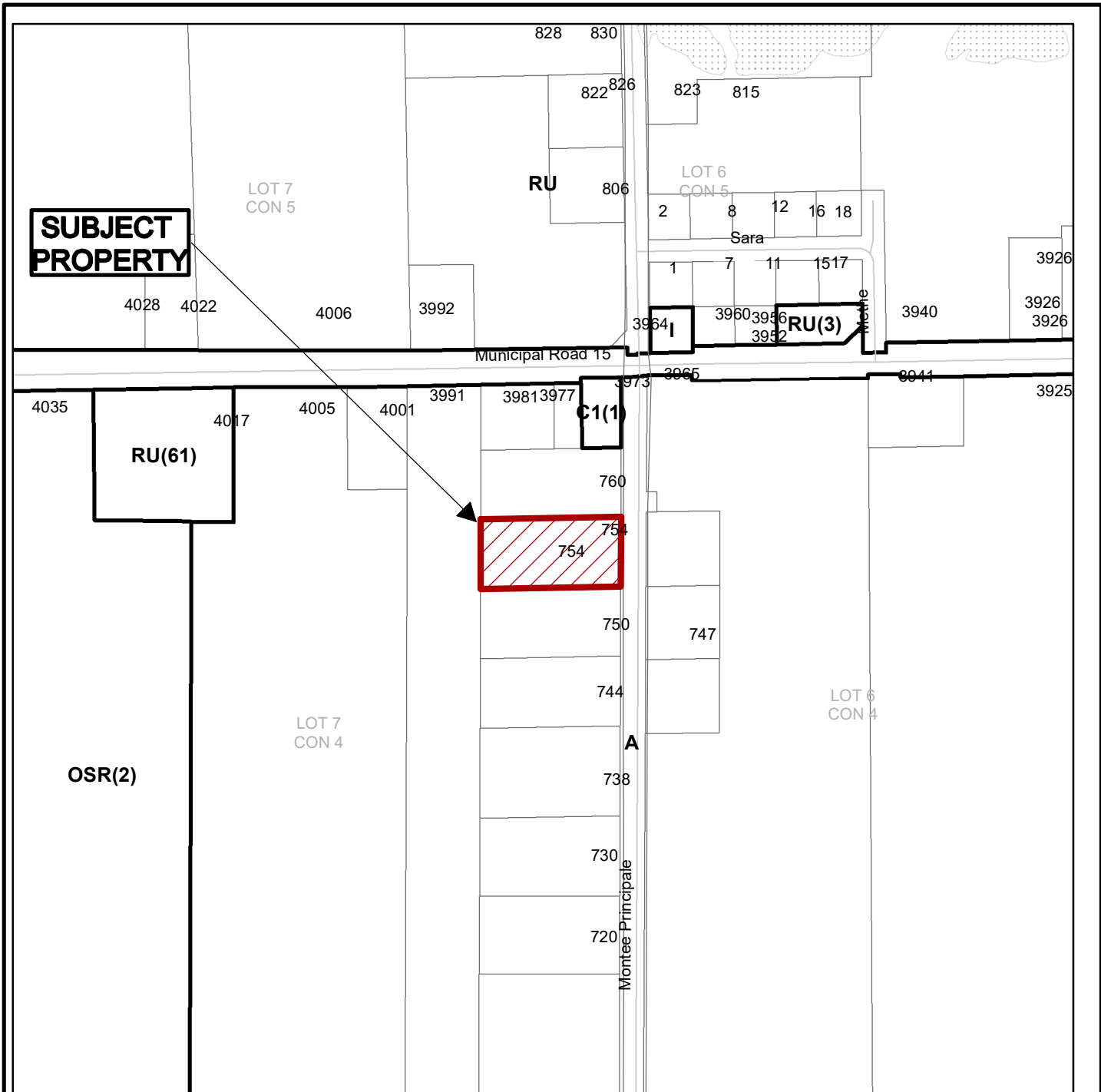
The existing garden suite maintains the character of the surrounding area, being rural with low-density forms of housing. Staff does not anticipate compatibility concerns with surrounding land uses as a result of the continued use of the garden suite. No visual or use changes are being proposed at this time.

Staff has reviewed the existing garden suite and is satisfied that the zoning standards of Section 4.2, being the ‘Accessory Buildings, Structures, and Uses’ provisions are being maintained.

The owner has not indicated that they wish to make the garden suite a permanent use under the secondary dwelling unit provisions of the Zoning By-law at this time. The owner is advised that once the garden suite is no longer required for its intended purpose, the City shall be notified, and the dwelling unit must be removed or otherwise made uninhabitable.

CONCLUSION:

Planning Services recommends that the application for rezoning be approved as outlined in the Resolution section of this report.




Growth and Infrastructure Department		
<p>Subject Property being PIN 73345-0408, Parcel 29721, Parts 3 and 4, Plan 53R-13618, Lot 7, Concession 4, Township of Rayside, 754 Montee Principale, Chelmsford, City of Greater Sudbury</p>		
<p>NTS Sketch 1</p>		<p>751-5/24-09 Date: 2024 11 29</p>



Photo 1: 754 Montée Principale, Chelmsford
View of the subject parcel from Montée Principale, looking northwest
File 751-5/24-09 Photography: January 6, 2025



Photo 2: 754 Montée Principale, Chelmsford
View of the garden suite (mobile home) and detached garage
File 751-5/24-09 Photography: January 6, 2025



Photo 3: 754 Montée Principale, Chelmsford
View of lands to the northwest
File 751-5/24-09 Photography: January 6, 2025



Photo 4: 754 Montée Principale, Chelmsford
View of lands to the north
File 751-5/24-09 Photography: January 6, 2025



Photo 5: 754 Montée Principale, Chelmsford
View of lands to the east
File 751-5/24-09 Photography: January 6, 2025



Photo 6: 754 Montée Principale, Chelmsford
View of lands to the southeast
File 751-5/24-09 Photography: January 6, 2025



Photo 6: 754 Montée Principale, Chelmsford
View of lands to the southwest with the subject lands visible on the right
File 751-5/24-09 Photography: January 6, 2025

Official Plan Densities – Housekeeping Amendment

Presented To:	Planning Committee
Meeting Date:	February 19, 2025
Type:	Public Hearing
Prepared by:	Ed Landry Planning Services
Recommended by:	General Manager of Growth and Infrastructure
File Number:	701-6/25-01

Report Summary

This report provides a recommendation regarding minor amendments pertaining to density maximums outlined in the City's Official Plan.

This report is presented by Ed Landry, Senior Planner.

Resolution

THAT The City of Greater Sudbury approves the proposed Official Plan Amendment 140, and directs staff to prepare the necessary by-law, as outlined in the report entitled "Official Plan Densities – Housekeeping Amendment", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on February 19, 2025.

Relationship to the Strategic Plan, Health Impact Assessment and Climate Action Plans

The proposed amendments to the Official Plan are operational matters under the Planning Act.

Financial Implications

There are no financial implications associated with this report.

Background

The City of Greater Sudbury Official Plan was adopted by Council on June 6, 2006, and partly approved by the then Ontario Municipal Board (OMB) on December 17, 2007, January 22, 2008, and April 10, 2008 (See Reference 1).

Since the approval of the Official Plan and its implementing comprehensive Zoning By-law 2010-100Z, matters have been identified that require the need for "housekeeping" amendments respecting typographical, punctuation, mapping errors, along with changes which assist in the interpretation and application of both the Official Plan and Zoning By-law. This report recommends minor amendments to the density policies outlined

in the City's Official Plan.

The enactment of OPA 119 (Phase 2 of the Nodes and Corridors Strategy – See Reference 2) refocused higher residential densities (up to a maximum of 150 units per hectare) along the city's main arterials and lower residential densities to the neighbourhoods surrounding the arterials (up to a maximum of 90 units per hectare). Prior to OPA 119, the Official Plan allowed for up to 150 units per hectare in the community of Sudbury, subject to any further applicable official plan policy and zoning by-law provisions.

The City has received several inquiries which, prior to OPA 119, would not necessarily have required an OPA to establish the principle of development on a property. The proposed amendments would soften the language used in the official plan by replacing phrases like "maximum net density" to phrases like "generally up to a net density of". The overall density framework would remain, but most variations to the density targets would be more appropriately assessed via a zoning by-law amendment or minor variance process.

Public Consultation:

The statutory notice of public hearing was provided by newspaper on January 25, 2025. At the time of writing this report, no comments had been received from the public.

Conclusion:

The proposed amendments to the Official Plan would allow generally higher-than-permitted density requests to be considered via a zoning by-law or minor variance process, where appropriate. The overall density framework brought in via the Nodes and Corridors Strategy would remain. Any major departure from the policy may still be subject to an official plan amendment process.

The draft amendments to the Official Plan are set out in Attachment 1 to the report. Should the Planning Committee concur with the amendments as proposed, then the resolution included in this report should be adopted.

Resources Cited

1. City of Greater Sudbury Official Plan
<https://www.greatersudbury.ca/city-hall/reports-studies-policies-and-plans/official-plan/official-plan/op-pdf-documents/current-op-text/>
2. "Nodes and Corridors – Phase Two – Public Hearing" report presented at the June 24, 2024, Planning Committee Meeting
<https://pub-greatersudbury.escribemeetings.com/Meeting.aspx?Id=16a32257-6872-4905-b835-c10b36936817&lang=English&Agenda=Agenda&Item=32&Tab=attachments>

Attachment 1 – Proposed OPA 140

That The City of Greater Sudbury Official Plan is hereby amended as follows:

1. In Section 3.2.1, Living Area 1 – Communities, by:
 - a. Replacing “to a maximum” with “generally up to a” in Policy 1
 - b. Replacing “to a maximum” with “generally up to a” in Policy 2
2. In Section 4.2, Centres, Policy 1, by replacing “to a maximum” with “generally up to a” after “high-density residential areas”.
3. In Section 4.2.2, Regional Centres, Policy 1, by replacing “up to a maximum” with “generally up to a” after “residential”.
4. In Section 4.2.3, Secondary Community Node, Policy 4, Clause d, by replacing “up to a maximum” with “generally up to a” after “high density buildings”.
5. In Section 4.2.4, Regional Corridors, Policy 3, Clause c, by replacing “up to a maximum” with “generally up to a” after “high density buildings”.
6. In Section 4.2.5, Town Centres, Policy 3, by replacing “to a maximum” with “, generally up to”, and “generally” after “net residential density”.

B0091-2024 – 390 Marier Street, Azilda

Presented To:	Planning Committee
Meeting Date:	February 19, 2025
Type:	Routine Management Reports
Prepared by:	Stephanie Poirier Planning Services
Recommended by:	General Manager of Growth and Infrastructure
File Number:	B0091/2024

Report Summary

This report provides a recommendation regarding a consent referral to create one new residential lot in addition to the eight lots already created by way of the consent process.

Resolution

THAT the City of Greater Sudbury approves the request by Sylvio Vachon and Colette Aubin to allow Consent Application B0091/2024 on those lands described as PIN 73346-0895, Parcel 27440 SEC SWS SRO, Part 3, Plan 53R-9375, Part Lot 5, Concession 2, Township of Rayside (390 Marier Street, Azilda), to proceed by way of the consent process, as outlined in the report entitled “B0091-2024 – 390 Marier Street, Azilda” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of February 19, 2025.

Relationship to the Strategic Plan, Health Impact Assessment and Climate Action Plans

The request to create one new residential lot in addition to eight lots already created by way of the consent process as opposed to requiring a plan of subdivision is an operational matter under the Planning Act to which the City is responding.

Financial Implications

There are no financial implications associated with this report.

However, creation of a new lot may result in future development and could increase the municipal assessment base. Any taxation revenue generated from new development is part of the supplemental taxation in its first year. Therefore, the City does not receive additional taxation revenue in future years from new development, as the tax levy amount to be collected as determined from the budget process, is spread out over all properties within the City.

Staff Report

Applicants:

Sylvio Vachon and Colette Aubin

Location:

PIN 73346-0895, Parcel 27440 SEC SWS SRO, Part 3, Plan 53R-9375, Part Lot 5, Concession 2, Township of Rayside

Official Plan and Zoning By-law:

[Official Plan](#)

The subject lands are designated Rural and Living Area I in the Official Plan for the City of Greater Sudbury.

Section 19.4.1.a. of the City's Official Plan requires "that all proposals which have the effect of creating more than three new lots be process as applications for a Plan of Subdivision, unless in The City's opinion a Plan of Subdivision is not necessary for the proper development of the area".

[Zoning By-law](#)

The subject lands are presently zoned "RU", Rural and "R1-5" Low Density Residential One under By-law 2010-100Z being the Zoning By-Law for the City of Greater Sudbury. The "RU" Zone permits specified residential and non-residential uses. The minimum lot area required in the "RU" Zone is 2 ha, and the minimum lot frontage required is 90 m. The "R1-5" Zone permits specified residential uses. The minimum lot area required in the "R1-5" Zone is 465 m², and the minimum lot frontage required is 15 m.

The request from the owner would not change the zoning classification of the subject lands.

Site Description & Surrounding Land Uses:

The subject lands are located on the east side of Marier Street and north of Raymond Crescent in Azilda. The lands have a total area of 2.4 ha (6 acres) with frontage of approximately 125 metres along Marier Street. The subject lands contain a single detached dwelling and accessory building with an additional dwelling unit that are under construction that are proposed to remain with the retained lands. The single detached dwelling is serviced by a private septic system and municipal water connection. The lands to be severed are vacant of buildings and structures. Surrounding uses are rural and residential in nature.

Application:

In accordance with Section 19.4.1 of the Official Plan, the Consent Official has referred the subject applications for consent to the Planning Committee and Council in order to determine whether the proposed lot creation should be permitted to proceed by the way of the consent process, or alternatively if a plan of subdivision is required.

Proposal:

The owner is seeking approval from the Consent Official to create one additional new residential lot having a minimum lot frontage of 34 m (111 ft) on Marier Street and an area of 1,564 m² (0.34 ac). The parent parcel of land has been the subject of a number of previous applications for consent that resulted in a cluster of new lots along Marier Street.

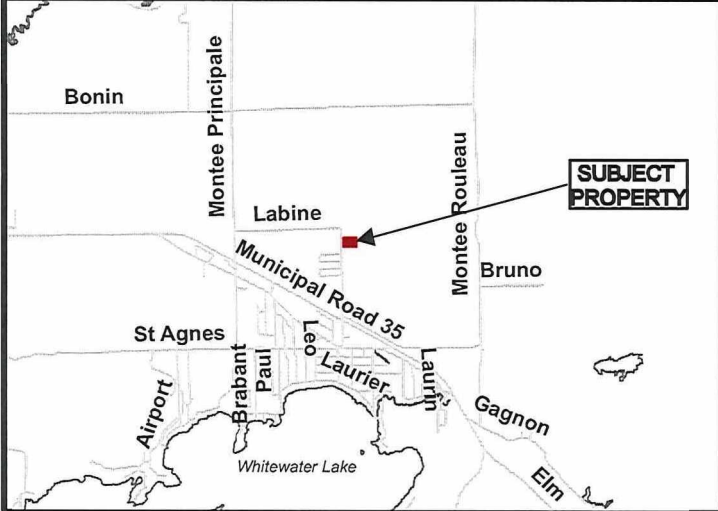
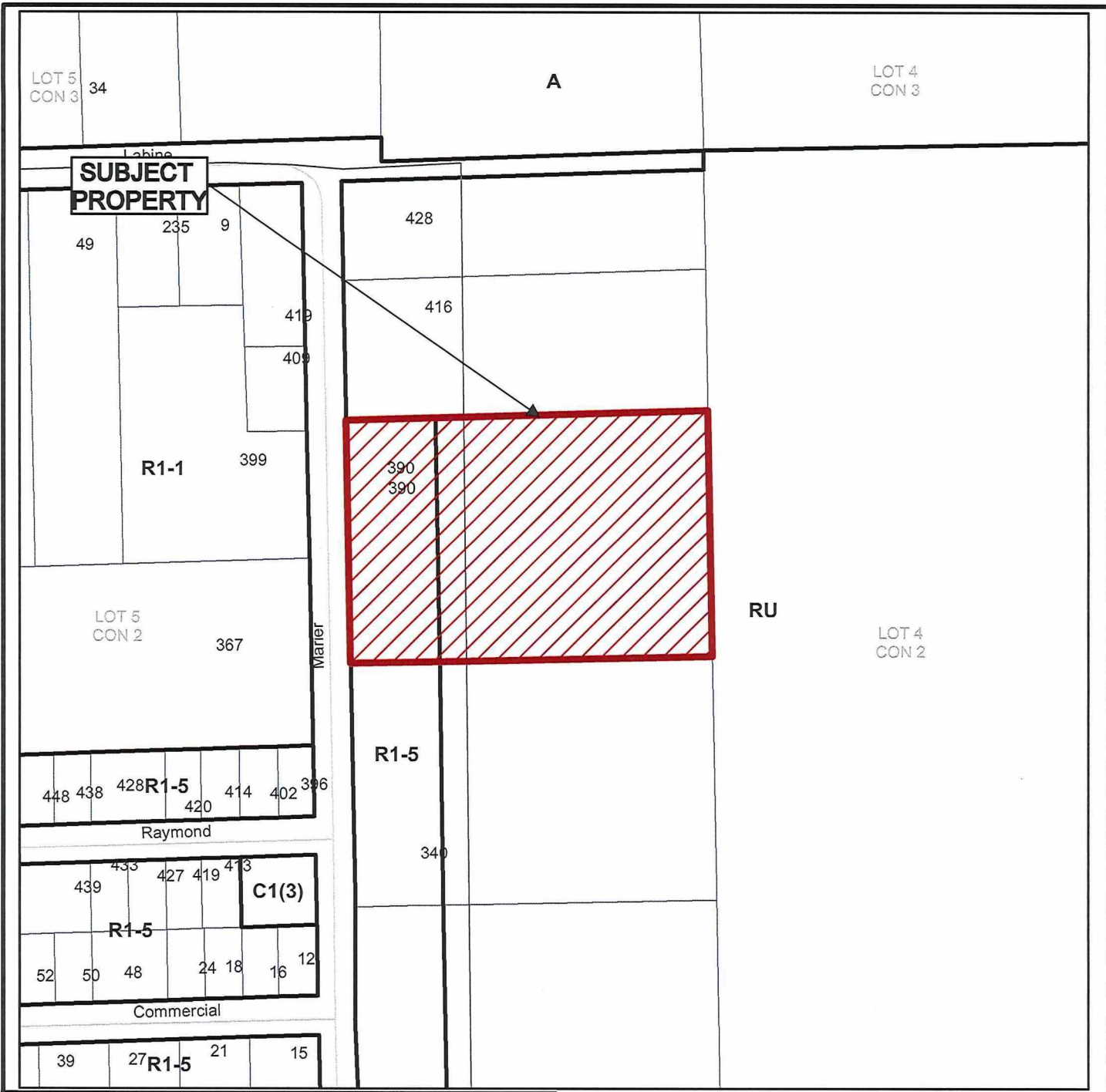
Planning Considerations:

The lands have been the subject of a number of previous consent applications to create lots (Files # B0104/1979, B0105/1979, B0106/1979, B0104/1980, B0185/1980, B0187/1980, B0129/1986, B0072/2009).

With respect to Section 19.4.1 of the City's Official Plan, staff note that a fulsome review of the proposal would be conducted by internal departments and external agencies through the consent process. Any concerns identified with the proposal are able to be addressed through the consent process, by amendments to the application, conditions of approval, or refusal of the application. Staff further advises that no land use planning matters which would prescribe the subdivision planning process as the preferred method for lot creation in this case have been identified during the review of the request.

Summary:

Staff has reviewed the consent referral request and advises that in general there are no land use planning matters which would prescribe the subdivision planning process as the preferred method for lot creation in this instance. It is on this basis that staff recommends that the proposed new residential lot be considered by way of the consent process.



N

Application for Consent

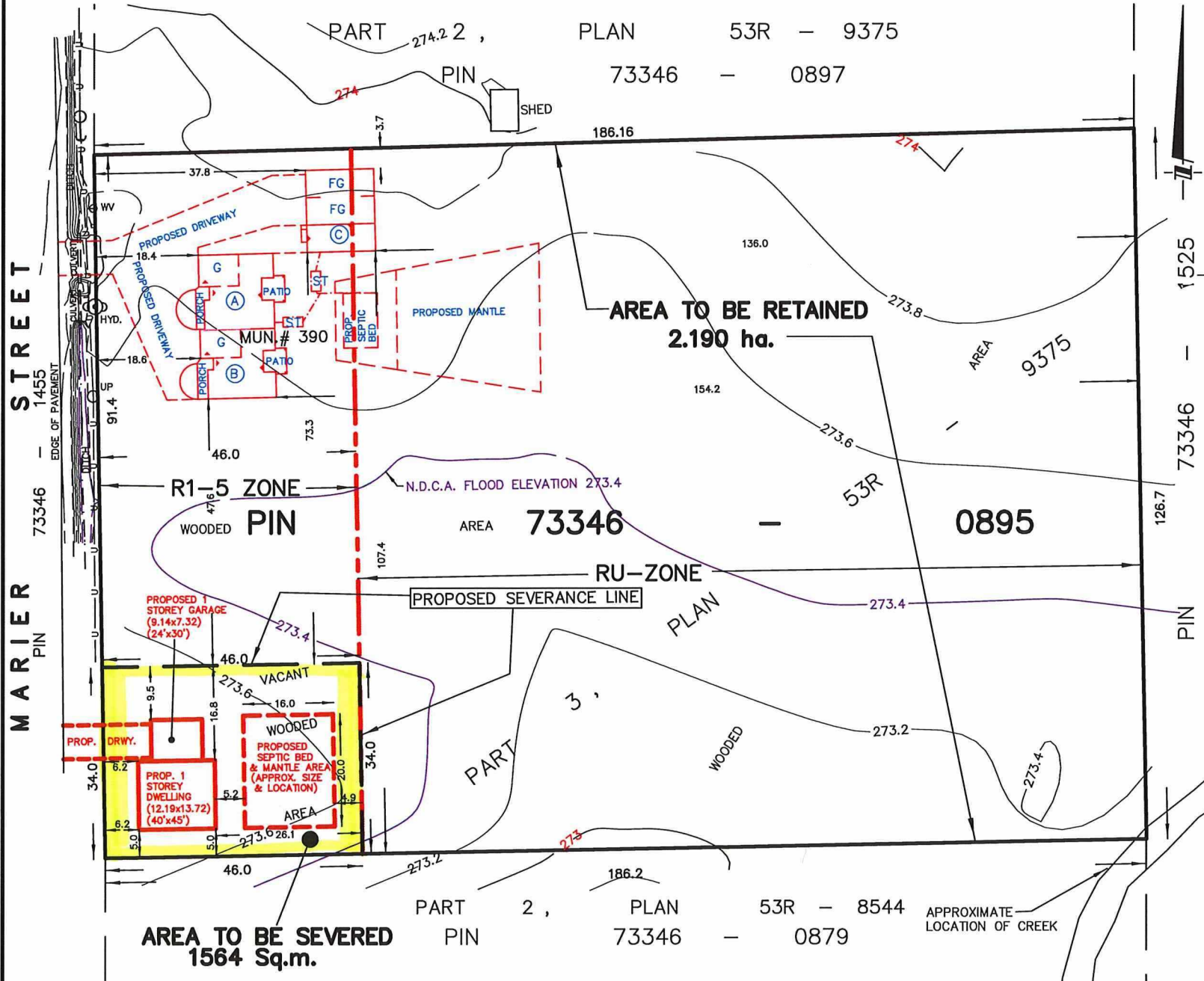
Subject Property being PIN 73346-0895,
 Parcel 27440 SEC SWS SRO, Part 3, Plan 53R-9375,
 Part Lot 5, Concession 2, Township of Rayside,
 390 Marier Street, Azilda,
 City of Greater Sudbury

NTS B0091/2024
 Sketch 1 Date: 2024 10 30

SKETCH FOR PLANNING ACT APPLICATION
FOR PIN 73346-0895



CONSERVATION SUDBURY REGULATORY FLOOD BOUNDARY ELEVATION = 273.40m



LEGEND

- DENOTES FLOOD CONTOUR ELEVATION 273.4m AS SURVEYED
- (A) DENOTES 1 STOREY PRIMARY DWELLING UNDER CONSTRUCTION
- (B) DENOTES 1 STOREY SECONDARY DWELLING UNDER CONSTRUCTION
- (C) DENOTES PROPOSED FUTURE 1 STOREY SECONDARY DWELLING UNIT
- G DENOTES PROPOSED 1 STOREY GARAGE UNDER CONSTRUCTION
- FG DENOTES PROPOSED FUTURE 1 STOREY GARAGE
- ST DENOTES PROPOSED SEPTIC TANK
- ⊖ WV DENOTES WATER VALVE
- UP DENOTES UTILITY POLE
- ⌋ AN DENOTES POLE ANCHOR
- ⊙ DENOTES FIRE HYDRANT
- u — DENOTES OVERHEAD UTILITY LINE
- PIN DENOTES PROPERTY IDENTIFIER NUMBER
- CGVD28 DENOTES CANADIAN GEODETIC VERTICAL DATUM OF 1928
- N.D.C.A. DENOTES NICKEL DISTRICT CONSERVATION AUTHORITY (NOW KNOWN AS CONSERVATION SUDBURY)

NOTES:

CONTOUR INTERVAL = 0.2 METERS (CONTOURS GENERATED FROM FIELD WORK COMPLETED ON APRIL 5, 2024)

PROPERTY INFORMATION

PIN 73346-0895, FORMERLY PARCEL 27440 SEC, BEING PART OF LOT 5 CONCESSION 2, GEOGRAPHIC TOWNSHIP OF RAYSIDE, DESIGNATED AS PART 3, PLAN 53R-9375.

ELEVATION NOTES

ELEVATIONS SHOWN HEREON ARE BEEN OBSERVED USING SIMULTANEOUS REAL TIME KINEMATIC G.P.S. OBSERVATIONS WHICH ARE DIRECTLY RELATED TO THE GRS80 ELLIPSOID OF NAD83 (CSRS, 2002.0) AND HAVE BEEN CONVERTED TO CGVD28 HEIGHTS USING THE HT 2.0 NATIONAL HEIGHT TRANSFORMATION AS PROVIDED BY NATURAL RESOURCES CANADA.

CAUTION

- A) THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.
- B) THIS SKETCH IS PROTECTED BY COPYRIGHT©.

D.S.
DORLAND LIMITED
ONTARIO LAND SURVEYORS
GEOMATICS PROFESSIONALS

298 LARCH STREET
SUDBURY, ONTARIO, P3B 1M1
PHONE (705) 673-2556 FAX (705) 673-1051
WWW.DSDORLANDLIMITED.CA

PREPARED BY : AA	SCALE : 1:750 METRIC
***	CAD FILE : 18839 SKETCH3.dwg
DATE : DECEMBER 4, 2024	P. SPACE TAB : SKETCH 750m

B0100-2024 – 1293 Dew Drop Road

Presented To:	Planning Committee
Meeting Date:	February 19, 2025
Type:	Routine Management Reports
Prepared by:	Stephanie Poirier Planning Services
Recommended by:	General Manager of Growth and Infrastructure
File Number:	B0100/2024

Report Summary

This report provides a recommendation regarding a consent referral to create one new rural lot in addition to the four rural lots already created by way of the consent process.

Resolution

THAT the City of Greater Sudbury approves the request by Ross and Valerie Mantle to allow Consent Application B0100/2024 on those lands described as Part Broken Lot 9, Concession 3 and in LT178783; and Part of Broken Lot 9, Concession 3 as in EP6160, save and except LT97863, LT161624, LT178783, Part 1, Plan 53R-7190, Parts 2 to 7, Plan 53R-10979, Part 1, Plan 53R-20458, Parts 1 to 4, Plan 53R-19682, Parts 1 to 3, Plan 53R-21852, Township of Broder (1293 Dew Drop Road, Sudbury), to proceed by way of the consent process, as outlined in the report entitled “B0100-2024 – 1293 Dew Drop Road” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of February 19, 2025.

Relationship to the Strategic Plan, Health Impact Assessment and Climate Action Plans

The request to create one new rural lot in addition to four rural lots already created by way of the consent process as opposed to requiring a plan of subdivision is an operational matter under the Planning Act to which the City is responding.

Financial Implications

There are no financial implications associated with this report.

However, creation of a new lot may result in future development and could increase the municipal assessment base. Any taxation revenue generated from new development is part of the supplemental taxation in its first year. Therefore, the City does not receive additional taxation revenue in future years from new development, as the tax levy amount to be collected as determined from the budget process, is spread out over all properties within the City.

Staff Report

Applicants:

Ross and Valerie Mantle

Agent:

Scott Mantle

Location:

Part Broken Lot 9, Concession 3 and in LT178783; and Part of Broken Lot 9, Concession 3 as in EP6160, save and except LT97863, LT161624, LT178783, Part 1, Plan 53R-7190, Parts 2 to 7, Plan 53R-10979, Part 1, Plan 53R-20458, Parts 1 to 4, Plan 53R-19682, Parts 1 to 3, Plan 53R-21852, Township of Broder

Official Plan and Zoning By-law:

[Official Plan](#)

The subject lands are designated Rural in the Official Plan for the City of Greater Sudbury.

Section 19.4.1.a. of the City's Official Plan requires "that all proposals which have the effect of creating more than three new lots be process as applications for a Plan of Subdivision, unless in The City's opinion a Plan of Subdivision is not necessary for the proper development of the area".

[Zoning By-law](#)

The subject lands are presently zoned "RU", Rural and "RS" Rural Shoreline under By-law 2010-100Z being the Zoning By-Law for the City of Greater Sudbury. The "RU" Zone permits specified residential and non-residential uses. The minimum lot area required in the "RU" Zone is 2 ha, and the minimum lot frontage required is 90 m. The "RS" Zone permits specified residential uses. The minimum lot area required in the "RS" Zone is 2 ac, and the minimum lot frontage required is 45 m.

The request from the owner would not change the zoning classification of the subject lands.

Site Description & Surrounding Land Uses:

The subject lands are located on the south side of Dew Drop Road and on the north side of South Shore Road. The lands have a total area of 65.5 ha (162 acres) with frontage of approximately 796 metres along South Shore Road and approximately 137 m of frontage along Dew Drop Road. The subject lands contain a single detached dwelling and shed that are proposed to remain with the retained lands. The single detached dwelling is serviced by a private septic system and lake water. The lands to be severed contain a boathouse and shed. Surrounding uses are rural, residential and parks in nature.

Application:

In accordance with Section 19.4.1 of the Official Plan, the Consent Official has referred the subject applications for consent to the Planning Committee and Council in order to determine whether the proposed lot creation should be permitted to proceed by the way of the consent process, or alternatively if a plan of subdivision is required.

Proposal:

The owner is seeking approval from the Consent Official to create one additional new rural lot having a minimum lot frontage of 496 m (1,627 ft) on South Shore Road and an area of 11.8 ha (30 ac). The parent parcel of land has been the subject of a number of previous applications for consent that resulted in a cluster of new waterfront and rural lots.

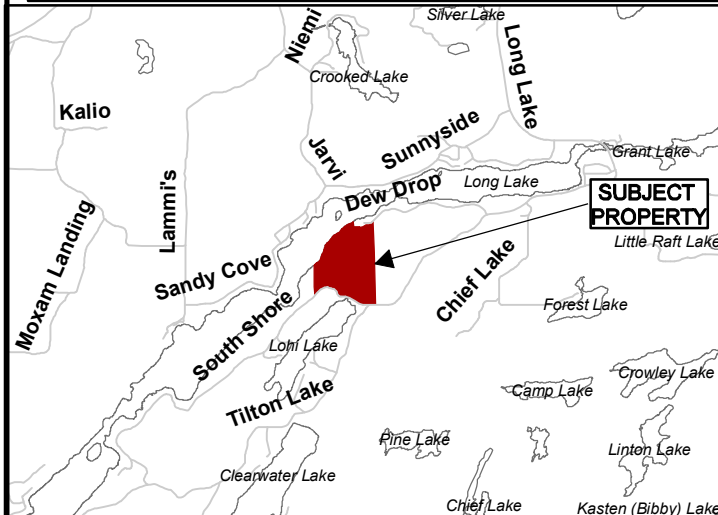
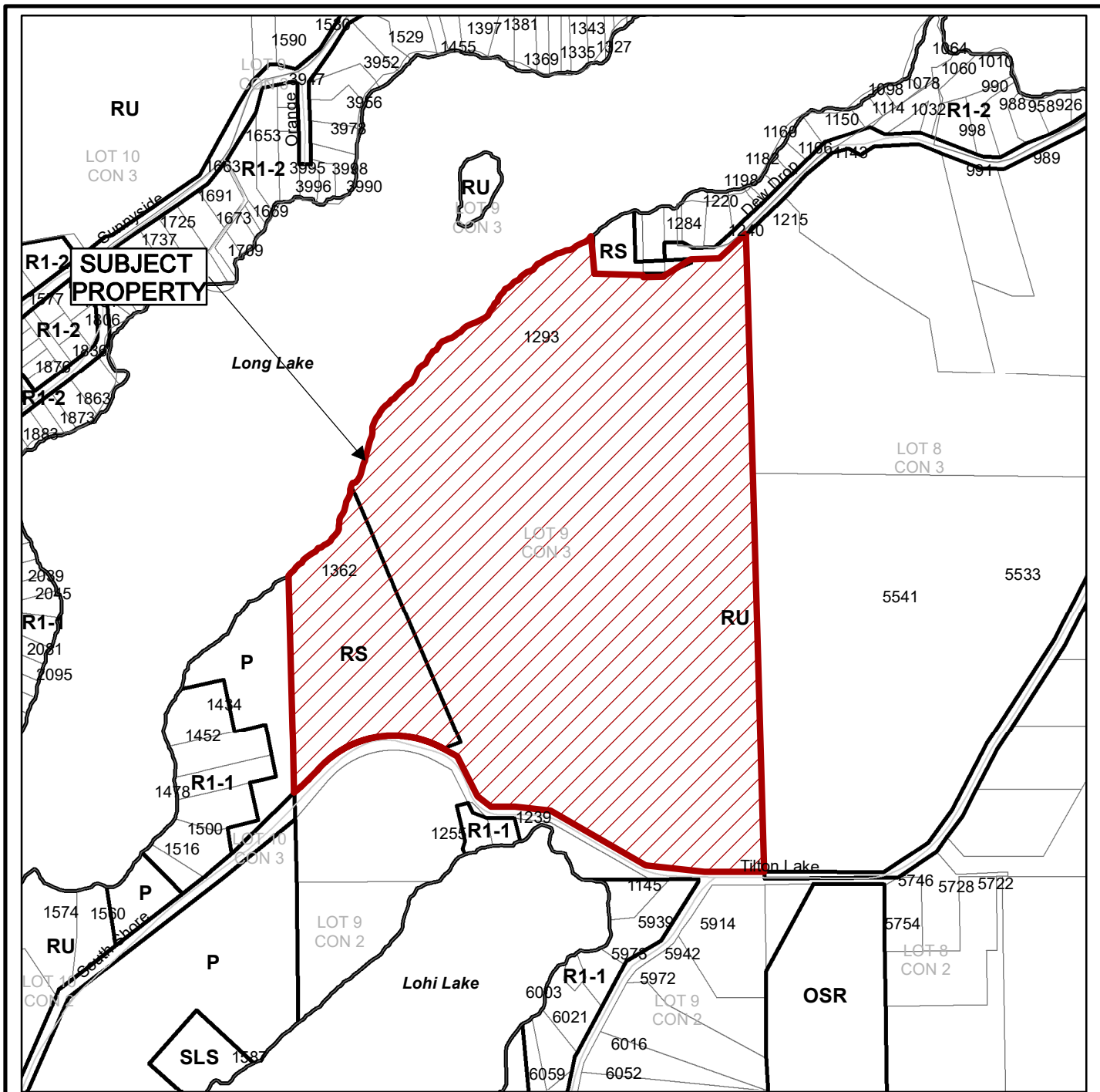
Planning Considerations:

The lands have been the subject of a number of previous consent applications to create rural lots (Files # B0103/2022, B0203/1986, B0204/1986, B0121/1985).

With respect to Section 19.4.1 of the City's Official Plan, staff note that a fulsome review of the proposal would be conducted by internal departments and external agencies through the consent process. Any concerns identified with the proposal are able to be addressed through the consent process, by amendments to the application, conditions of approval, or refusal of the application. Staff further advises that no land use planning matters which would prescribe the subdivision planning process as the preferred method for lot creation in this case have been identified during the review of the request.

Summary:

Staff has reviewed the consent referral request and advises that in general there are no land use planning matters which would prescribe the subdivision planning process as the preferred method for lot creation in this instance. It is on this basis that staff recommends that the proposed new rural lot be considered by way of the consent process.



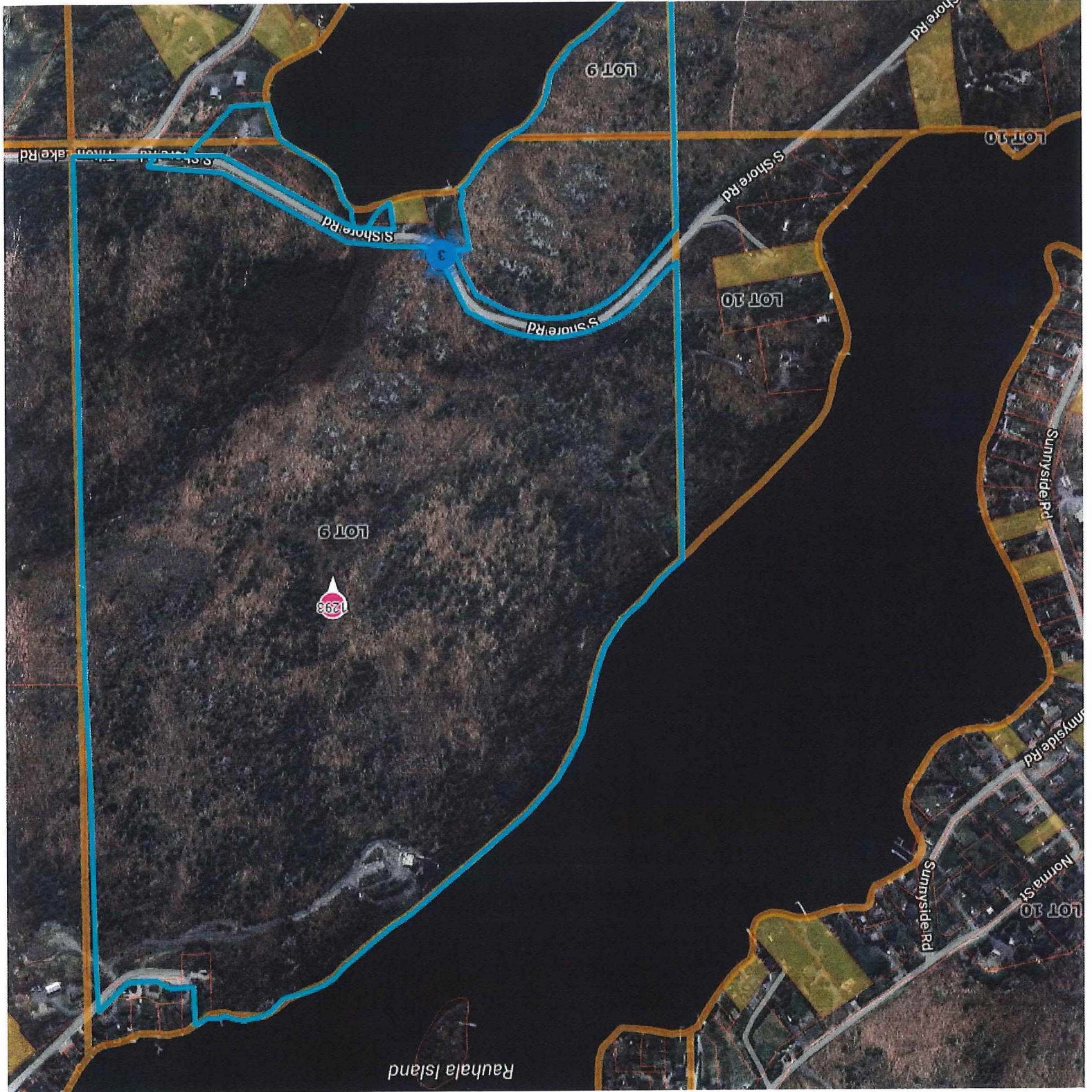
Application for Consent



Subject Property being PIN 73473-0333,
 Firstly: Part Broken Lot 9, Concession 3 as in LT178783;
 Secondly: Part Broken Lot 9, Concession 3 as in
 EP6160, save and except LT97863, LT161624,
 LT178783, Part 1, Plan 53R-7190,
 Parts 2 to 7, Plan 53R-10979, Part 1, Plan 53R-20458,
 Parts 1 to 4, Plan 53R-19682, Parts 1 to 3, Plan 53R-21852,
 Township of Broder,
 1293 Dew Drop Road, Sudbury,
 City of Greater Sudbury

NTS
 Sketch 1

B0100/2024
 Date: 2024 12 05



Property History:

Original Property:

Pin: 73473-0121 LT
Description: PCL 27872 SEC SES; PT BROKEN LT 9 CON 3 BRODER AS IN IT178783; S/T & T/W
IT178783; S/T LT858685; GREATER SUDBURY
Address: 1362 South Shore Road, Sudbury
Including Right-of-Way as set out in Transfer Number LT178783, and Easement Number
LT 858685

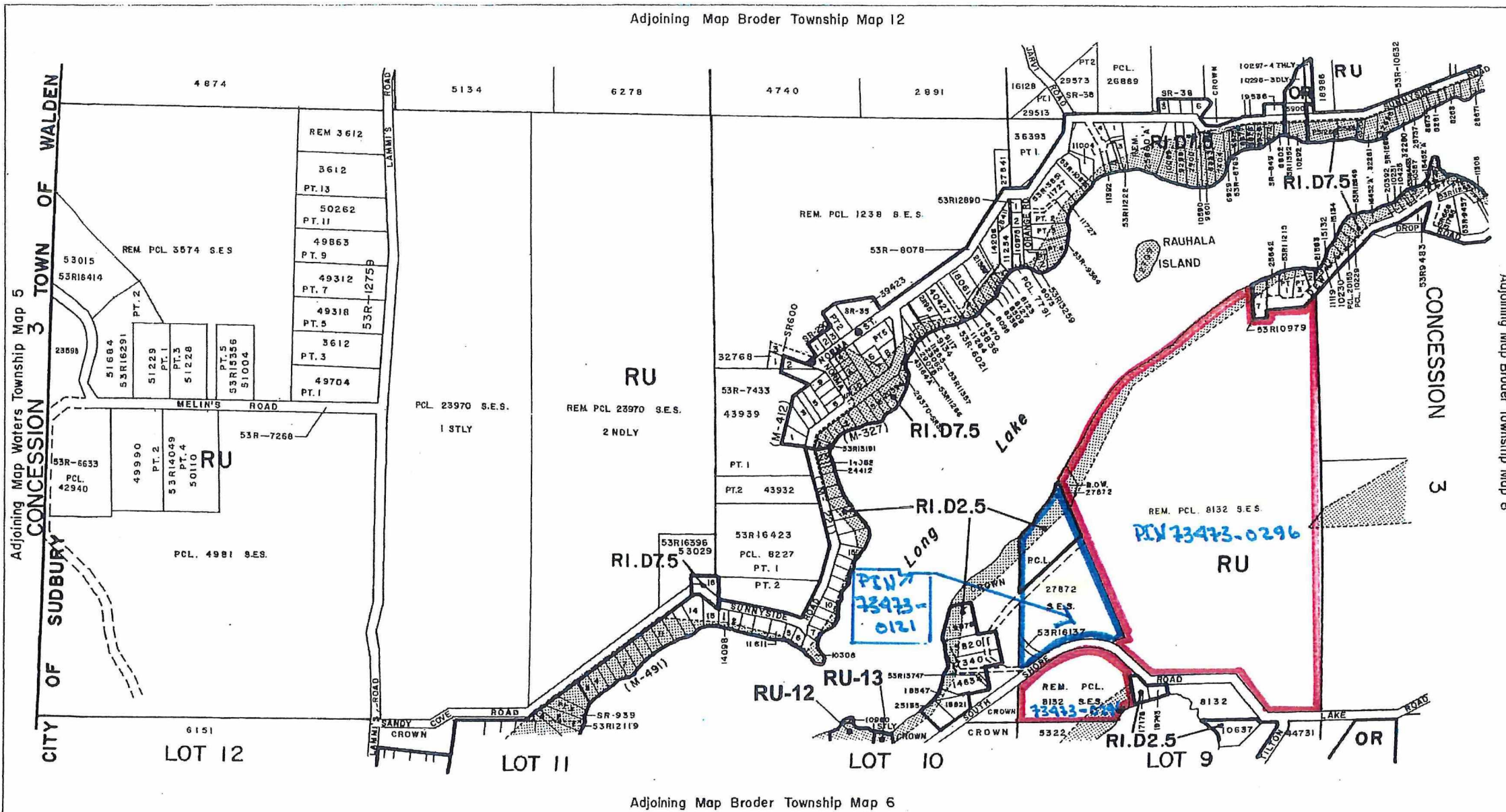
Transferor: Paul Stewart for consideration of \$550,000 in June 2017

See attached plan map showing PIN 73473-0121, and PIN 73473-0296

Current - Combined Property:

Pin: 73473-0321
Description: BRODER LOT 9 CON 3
Address: 1293 Dew Drop Road

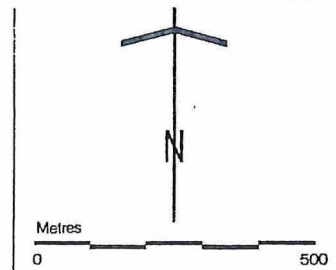
See attached current map showing PIN 73473-0321



Amendments: By-law / Date
 04-253Z / 04-10
 08-225Z / 08-11

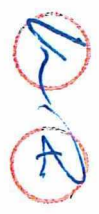
Special Zones
 RU-12, RU-13

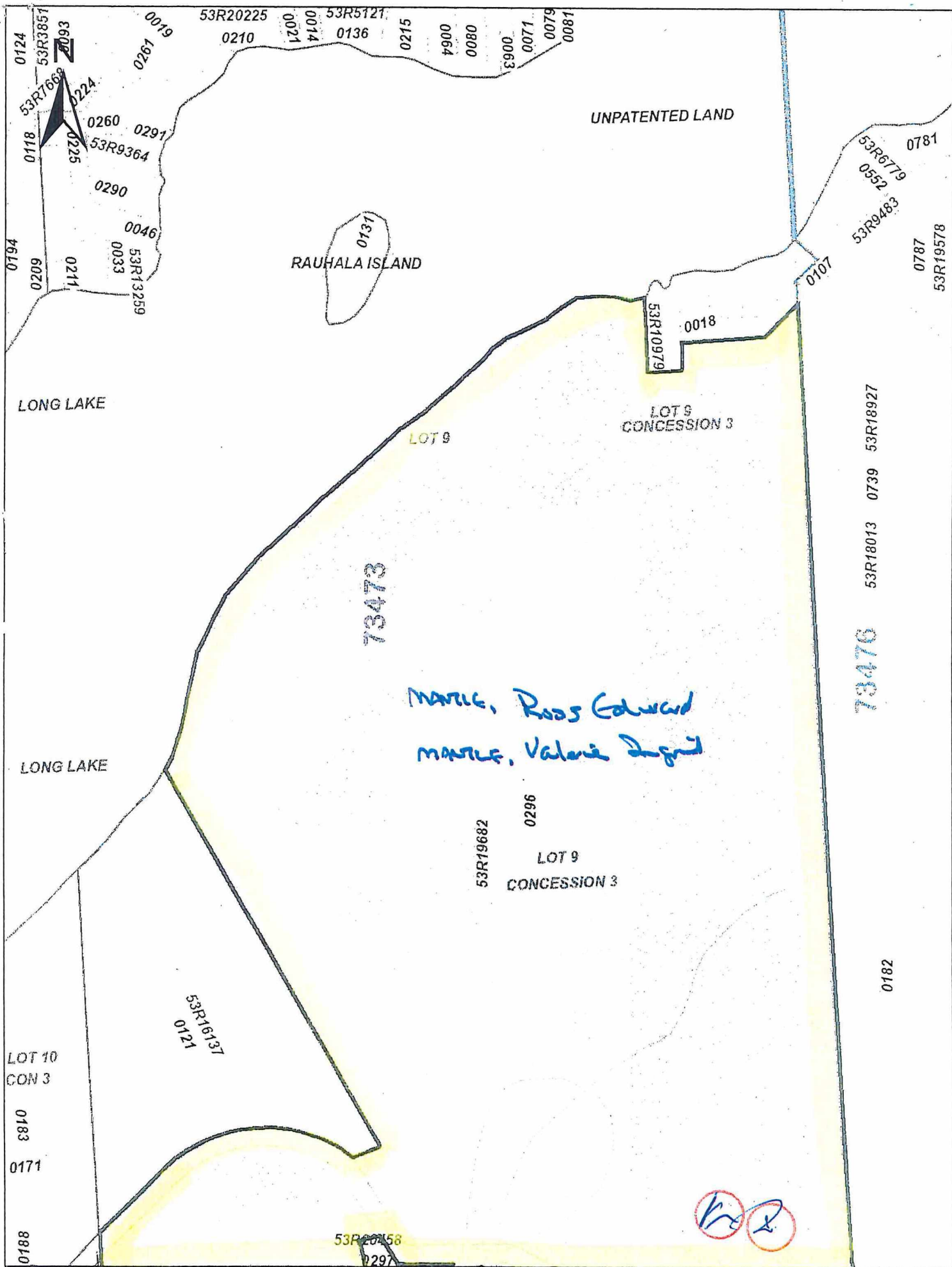
DA 2



BRODER TOWNSHIP MAP 9

Schedule "A" - Zone Maps
 Zoning By-law No. 95-500Z
 Revised: 2008 - 11
 Regional Municipality of Sudbury





ServiceOntario

PRINTED ON 10 MAY, 2017 AT 11:25:52
FOR MELINA

SCALE

0 25 50 75 100 125
Meters

PROPERTY INDEX MAP

SUDBURY(No. 53)

LEGEND

- FREEHOLD PROPERTY
- LEASEHOLD PROPERTY
- LIMITED INTEREST PROPERTY
- CONDOMINIUM PROPERTY
- RETIRED PIN (MAP UPDATE PENDING)
- PROPERTY NUMBER
- BLOCK NUMBER
- GEOGRAPHIC FABRIC
- EASEMENT



NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED

THIS IS NOT A PLAN OF SURVEY



10 Willow Street, Wahnapiatae – 2024 Extension

Presented To:	Planning Committee
Meeting Date:	February 19, 2025
Type:	Routine Management Reports
Prepared by:	Stephanie Poirier Planning Services
Recommended by:	General Manager of Growth and Infrastructure
File Number:	751-3/24-01

Report Summary

This report provides a recommendation regarding a request to extend the conditional temporary use zoning approval for 10 Willow Street, Wahnapiatae.

Resolution

THAT the City of Greater Sudbury approves the extension of rezoning application File # 751-3/24-01 by Joey Talbot & Natalie Olivier on lands described as PIN 73481-0808, Parcel 51055, Plan 53R-18233 Parts 1-4, Part Lot 8, Concession 3 & 4, Township of Dryden, as outlined in the report entitled “10 Willow Street, Wahnapiatae – 2024 Extension”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on February 19, 2025, subject to the following conditions:

1. That the date in condition #2 on resolution PL2024-86 be deleted and replaced with June 24, 2025.

Relationship to the Strategic Plan, Health Impact Assessment and Climate Action Plans

The request to extend the conditional temporary use rezoning is an operational matter under the Planning Act to which the City is responding. The application contributes to the 2019-2027 City of Greater Sudbury Strategic Plan goals related to housing by adding to the range and mix of housing available in this area. There is no conflict with the Community Energy and Emissions Plan.

Financial Implications

There are no financial implications associated with this report.

Report Overview:

A conditional approval was granted on June 24, 2024 in order permit the continued use of a detached structure as a garden suite for an additional 3 year period, subject to completion of outstanding building permits.

Staff recommend that the conditional approval be extended for a six (6) month period as requested, as the owner has shown progress on the building permit application.

Staff Report

Applicants:

Joey Talbot & Natalie Olivier

Location:

PIN 73481-0808, Parcel 51055, Plan 53R-18233 Parts 1-4, Part Lot 8, Concession 3 & 4, Township of Dryden (10 Willow Street, Wahnapiatae)

Application:

Application to rezone the subject lands from "RU", Rural to "RU -T87", Rural Temporary.

Proposal:

An application for temporary rezoning was submitted in order to continue to permit a garden suite on the subject lands for an additional period of 3 years.

The owner is requesting a six-month extension in order to address outstanding matters related to the conditions of approval. Please see attached owner letter.

Background:

The following resolution PL2024-86 was passed by Planning Committee on June 24, 2024 and ratified by City Council on June 25, 2024:

THAT the City of Greater Sudbury approves the application by Joey Talbot & Natalie Olivier to amend Zoning By-law 2010-100Z 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, on lands described as PIN 73481-0808, Parcel 51055, Plan 53R-18233 Parts 1-4, Part Lot 8, Concession 3 & 4, Township of Dryden, as outlined in the report entitled "10 Willow Street, Wahnapiatae" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on June 24, 2024 subject to the following conditions:

1. That prior to the adoption of the amending by-law, the owner shall finalize the building permit for the garden suite to the satisfaction of the Chief Building Official.
2. That conditional approval shall lapse on December 24, 2024 unless Condition #1 above had been met or an extension had been granted by Council.

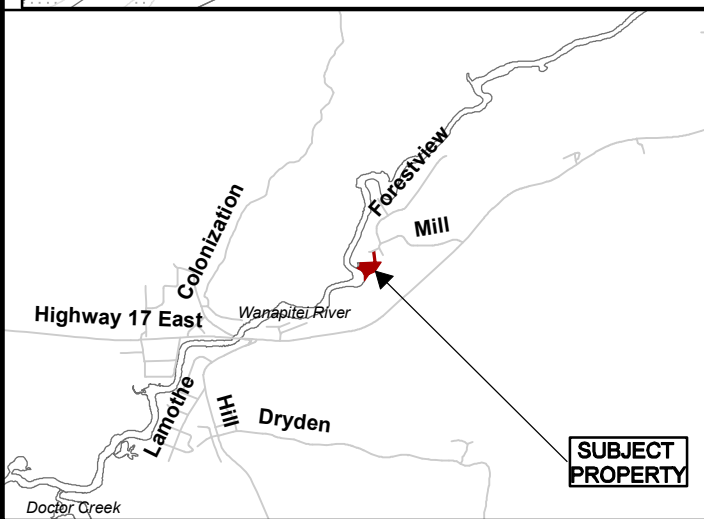
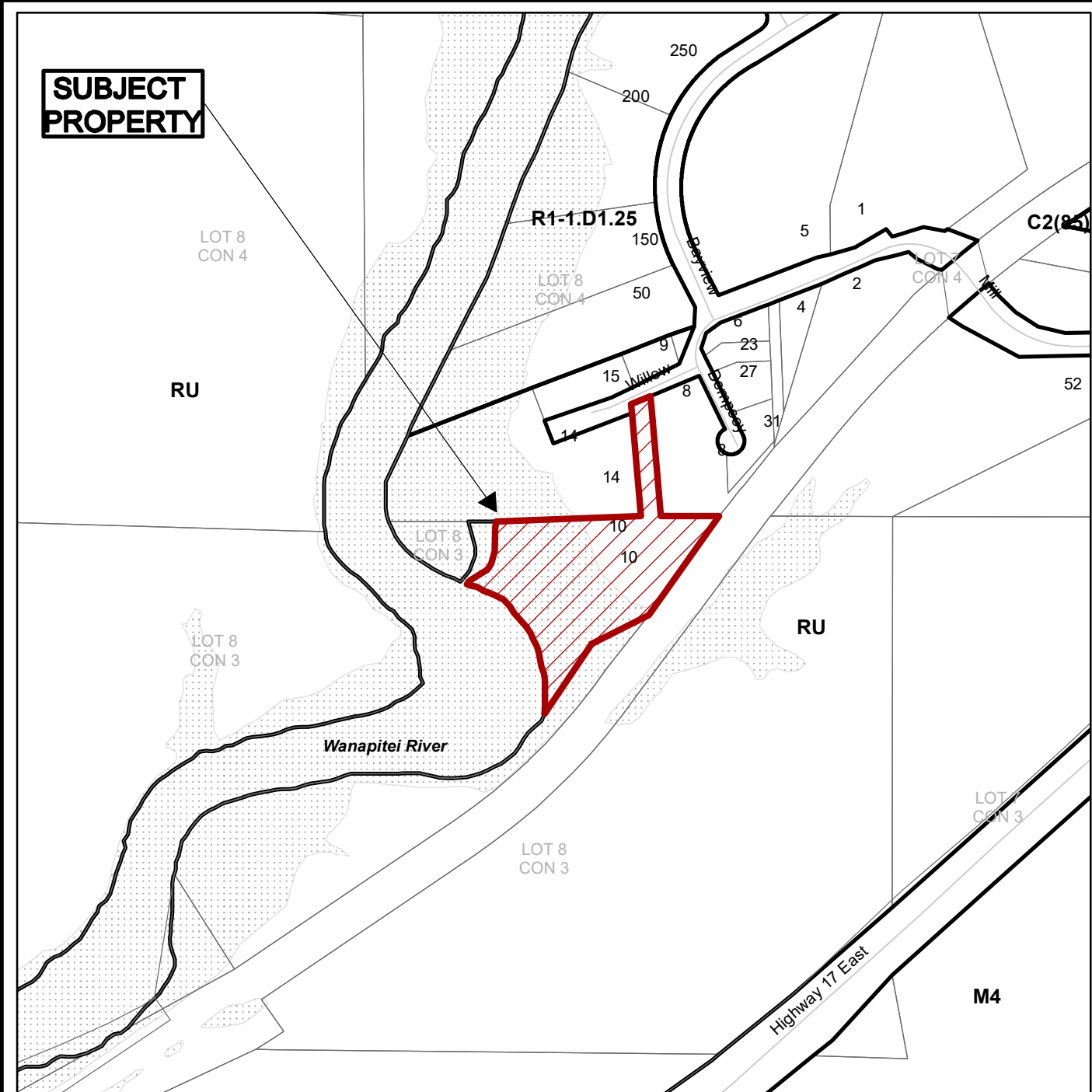
The applicant is working on finalizing the building permit for the garden suite.

Planning considerations:

Staff have no concerns related to the extension.

The owner advised that an additional six months is required in order to fulfill the above noted conditions of approval. Staff are therefore recommending a six-month extension in order to move this file towards completion.

**SUBJECT
PROPERTY**



**Growth and Infrastructure
Department**



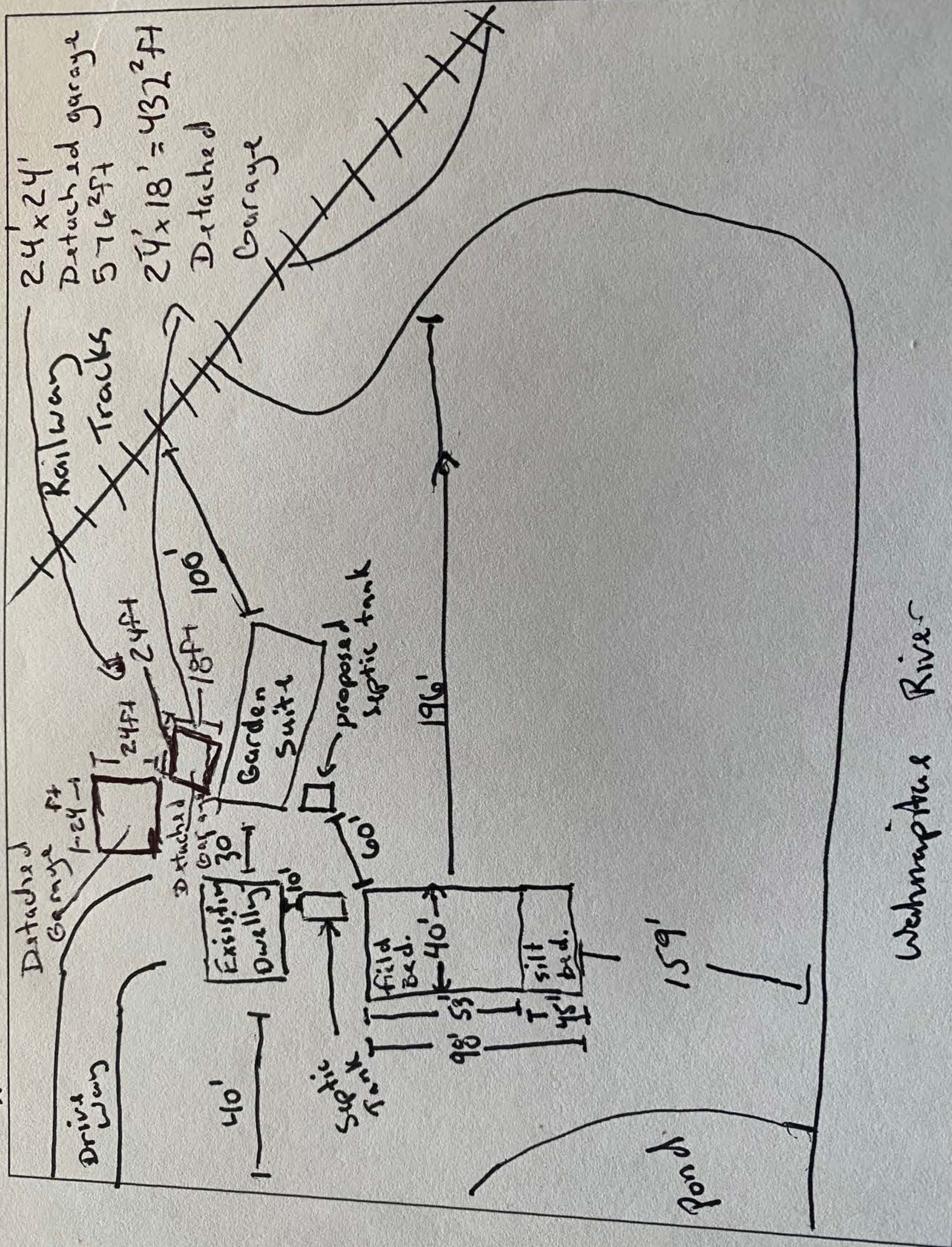
Subject Property being PIN 73481-0808,
Parcel 51055, Parts 1-4, Plan 53R-18233,
Lot 8, Concession 3 & 4, Township of Dryden,
10 Willow Street, Wahnapitae,
City of Greater Sudbury

NTS
Sketch 1

751-3/24-01
Date: 2024 03 13

(b) Indicate exact location of the existing septic tank and teaching bed including, their horizontal distances to any buildings or structures (proposed or existing).

See Attached Diagram/Site Plan



To Stephanie Poirier,

I'm officially writing to ask for an extension on my garden suite permit that was taken out earlier this year for the property in Wahnapiatae, at 10 willow st. Lot 8, Con 3 Dryden. The reason we are asking for the extension is as such permits on the property we're not completed the city would not pass the garden suite until the permits were completed. Therefore we had to obtain engineered plans to complete the project which took longer then expected, and weren't able to complete the project before the deadline. We're are looking to obtain a 6 month extension so that the permits can be closed in the spring.

Regards,
Joey Talbot.

401 Joannette Road, Chelmsford – Extension Request

Presented To:	Planning Committee
Meeting Date:	February 19, 2025
Type:	Routine Management Reports
Prepared by:	Stephanie Poirier Planning Services
Recommended by:	General Manager of Growth and Infrastructure
File Number:	701-5/19-001 & 751-5/19-002

Report Summary

This report provides a recommendation regarding a request to extend OPA and rezoning approvals for Nickel Belt Boom Truck Ltd. (Nickel Belt Camping) in Chelmsford.

Resolution

THAT the City of Greater Sudbury approves the extension of Official Plan Amendment application File # 701-5/19-001 and rezoning application File # 751-5/19-002 by Nickel Belt Boom Truck Ltd. on lands described as Part of PIN 73350-0593 in Lot 4, Concession 2, Township of Balfour, as outlined in the report entitled “401 Joannette Road, Chelmsford – Extension Request”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on February 19, 2024, for a period of one (1) year to January 9, 2026.

Relationship to the Strategic Plan, Health Impact Assessment and Climate Action Plans

The request to extend the conditional OPA and rezoning approvals is an operational matter under the Planning Act to which the City is responding. The proposal is consistent with the goals and objectives of the Strategic Plan by supporting business retention and growth within the community, as the applications will permit the expansion of the owner’s retail operations. There is no conflict with the Community Energy & Emissions Plan.

Financial Implications

If approved, there will not be any development charges as there are no planned additions to any building. Any change in taxation is unknown at this time as rezoning may increase the assessment value based on the change in the zoning.

Report Overview:

The owner has requested an extension to the conditional approvals of Official Plan Amendment application File # 701-5/19-001 and rezoning application File # 751-5/19-002 for a period of one (1) year to January 9, 2026. The applications were submitted in 2019 in order to permit the expansion of a recreation vehicle sales and service establishment onto abutting lands under the same ownership. Planning Staff is recommending approval of the extension.

STAFF REPORT

Applicant:

Nickel Belt Boom Truck Ltd.

Location:

Part of PIN 73350-0593 in Lot 4, Concession 2, Township of Balfour (Joanette Road, Chelmsford)

Application:

1. To amend the City of Greater Sudbury Official Plan in order to provide a site-specific exception from the policies of Section 5.2.5 concerning Rural Industrial/Commercial uses in Rural Areas;
2. To amend By-law 2010-100Z being the City of Greater Sudbury Zoning By-law from "RU", Rural to "RU(4)", Rural Special.

Proposal:

Applications for Official Plan Amendment and rezoning were submitted in 2019 in order to permit the expansion of a recreation vehicle sales and service establishment onto abutting lands under the same ownership. The expanded use, which has already been established, encompasses the outdoor display and sales of recreation vehicles, as well as the parking and storage of recreation vehicles as an accessory use. No new buildings are proposed at this time.

Background:

The following recommendations PL2019-81 and PL2019-82 were passed by Planning Committee on June 24, 2019 and ratified by City Council on July 9, 2019:

PL2019-81 (OPA)

THAT the City of Greater Sudbury approves the application by Nickel Belt Boom Truck Ltd. To amend the City of Greater Sudbury Official Plan to provide a site-specific exception to the policies of Section 5.2.5 concerning Rural Industrial/Commercial uses in Rural Areas in order to permit the expansion of a recreation vehicle sales and service establishment on lands described as Part of PIN 73350-0593 in Lot 4, Concession 2, Township of Balfour, as outlined in the report entitled "Nickel Belt Boom Truck Ltd." from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on June 24, 2019, subject to the following conditions:

1. That the Official Plan Amendment be enacted concurrently with the zoning amendment;
2. Conditional approval shall lapse on July 9, 2021 unless Condition 1 above has been met or an extension has been granted by Council.

THAT the City of Greater Sudbury approves the application by Nickel Belt Boom Truck Ltd. to amend Zoning By-law 2010-100Z by changing the zoning classification from "RU", Rural to a revised "RU(4)", Rural Special on lands described as Part of PIN 73350-0593 in Lot 4, Concession 2, Township of Balfour, as outlined in the report entitled "Nickel Belt Boom Truck Ltd." from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on June 24, 2019, subject to the following conditions:

1. That prior to the adoption of the amending by-law, the owner shall address the following conditions:
 - i) Provide the Development Approvals Section with a registered survey plan outlining the lands to be rezoned to enable the preparation of an amending zoning by-law;
 - ii) Remove the shipping containers from the property to the satisfaction of the Director of Planning Services; and,
 - iii) Amend the Site Plan Control Agreement with the City to include the subject lands.

2. That the RU(4) special zoning be amended by applying the following site-specific provisions to the lands to be rezoned;
 - i) The only permitted uses shall be the outdoor display and sales of recreation vehicles and the accessory outdoor storage of recreation vehicles;
 - ii) An opaque fence with a minimum height of 2.2 metres shall not be required for the accessory outdoor storage of recreation vehicles;
 - iii) A natural vegetative buffer shall be maintained as follows:
 - a) A minimum 14 metre-wide buffer abutting the rear lot lines of Parts 1 and 2, Plan SR-3123;
 - b) A minimum 30 metre-wide buffer abutting the rear lots lines of Parts 3 to 8, Plan SR-3123;
 - iv) A planting strip with a minimum depth of 5 metres shall be provided along the southerly interior side lot line abutting Part 1, Plan SR-3123;
 - v) For the purposes of this by-law, the accessory outdoor storage of recreation vehicles shall be defined as follows:

"An outdoor area that is provided for the parking and storage of recreation vehicles for remuneration, but does not include a camping ground or facilities for the disposal of recreation vehicle wastewater."

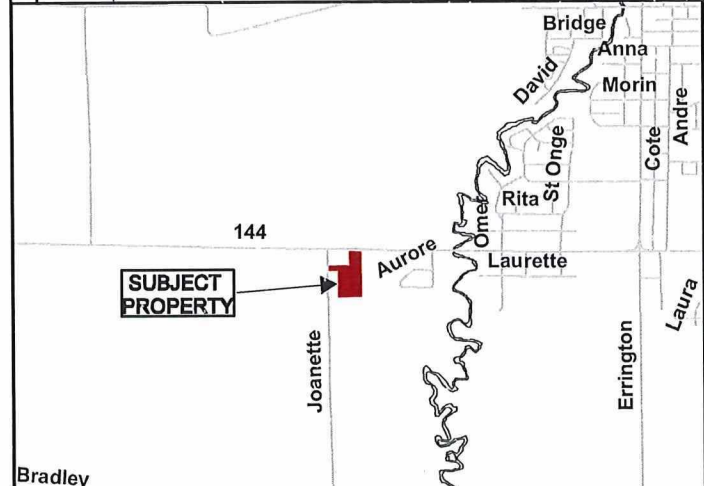
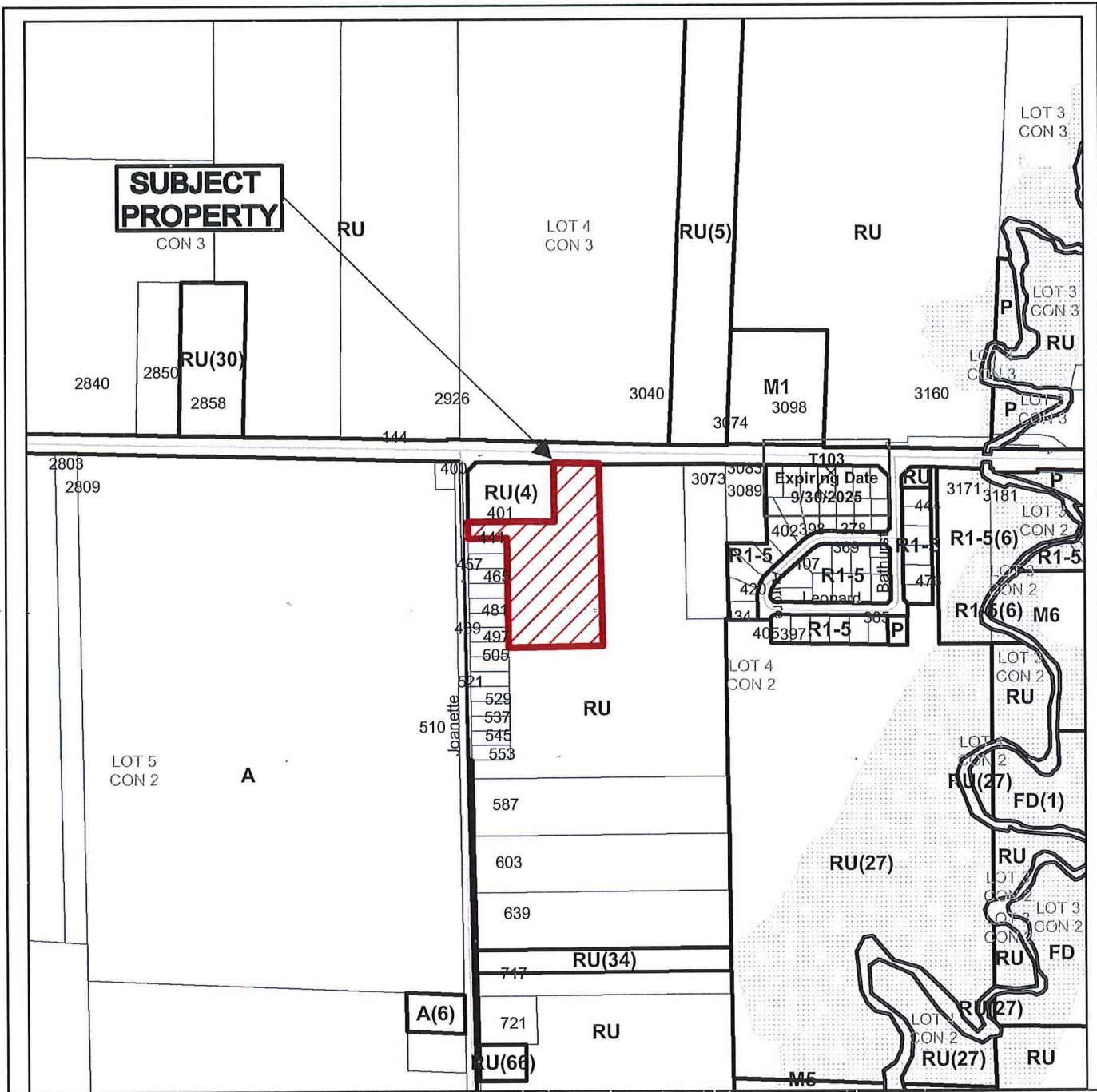
3. Conditional approval shall lapse on July 9, 2021 unless Condition 1 above has been met or an extension has been granted by Council.

The applicant has completed the Site Plan Control process, and is working on the remaining conditions.

Planning considerations:

The amending by-law will extend the RU(4) special zoning onto the subject lands, to include site-specific provisions addressing the outdoor display and accessory outdoor storage of recreation vehicles. Enhanced screening and buffering are required where the subject lands abut low density housing on Joannette Road. The site-specific zoning provisions will be implemented through an amendment to the existing Site Plan Control Agreement, which is currently applied to the retail operation and repair shop located on the main portion of the site.

Staff recommends that the OPA and rezoning approvals be extended for an additional one (1) year period as per the owner's request.



**Growth and Infrastructure
Department**



Subject Property being part of PIN 73350-0593,
Lot 4, Concession 2, Township of Balfour,
Joanette Road, Chelmsford,
City of Greater Sudbury

NTS
Sketch 1

751-5/19-2 & 701-5/19-1
Date: 2019 02 28

Bradley

ASBUILT PLAN
PART OF LOT 4
CONCESSION 2
GEOGRAPHIC TOWNSHIP OF BALFOUR

SCALE 1 : 500 METRIC
0 5 10 15 20 25



HIGHWAY No 144

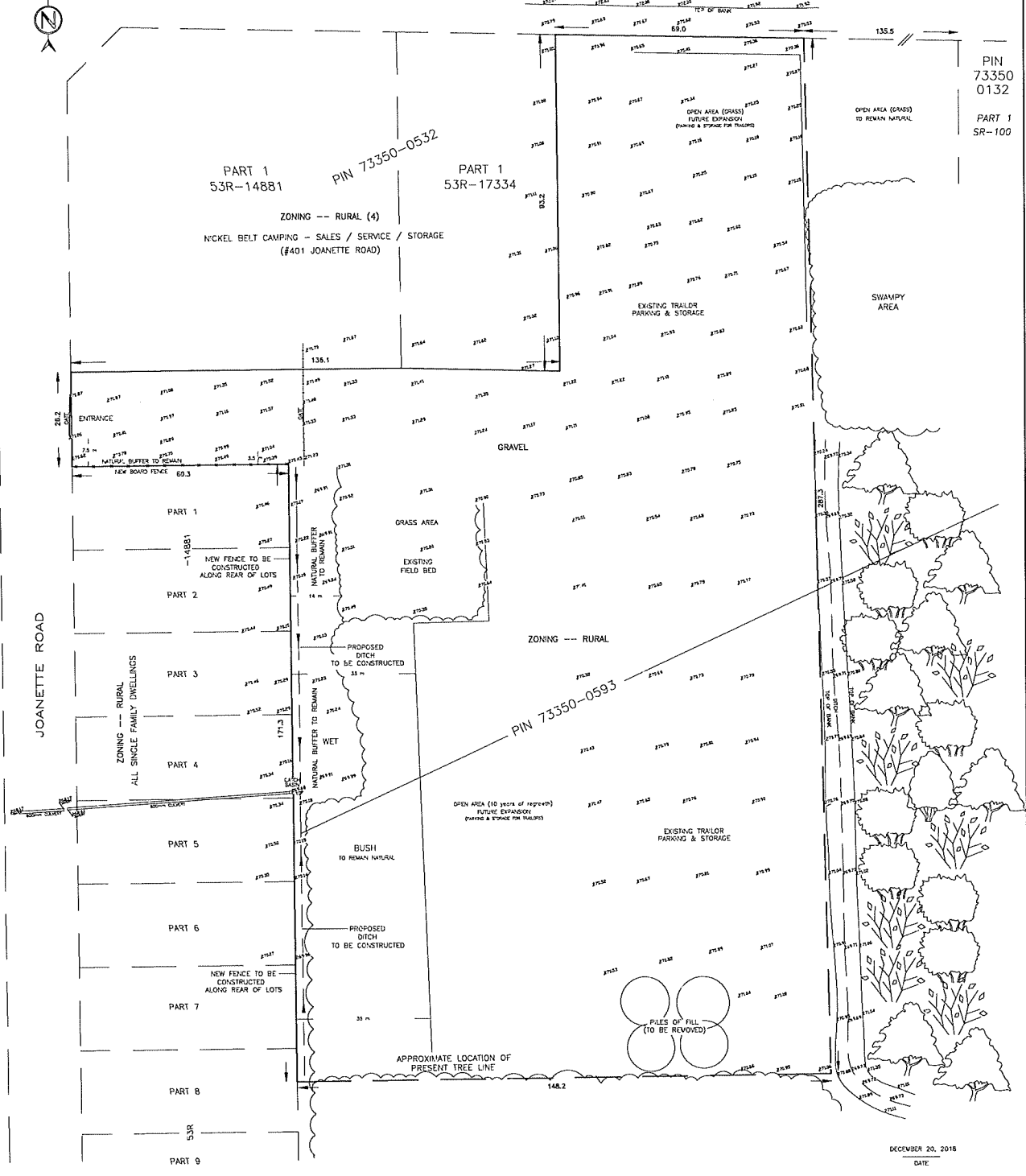
PIN
73350
0132
PART 1
SR-100

PART 1
53R-14881

PIN 73350-0532

PART 1
53R-17334

ZONING -- RURAL (4)
NCKEL BELT CAMPING - SALES / SERVICE / STORAGE
(#401 JOANNETTE ROAD)



JOANNETTE ROAD

ZONING -- RURAL
ALL SINGLE FAMILY DWELLINGS

PIN 73350-0593

ZONING --- RURAL

NOTE:
ELEVATION ARE GEODETIC AND ARE SHOWN IN METERS

AREA
TOTAL = 12.4 ha (30.73 ACRES)
TO BE REZONED = 3.7 ha (9.1+/- ACRES)

DECEMBER 20, 2018
DATE

A BORTOLUSSI, OLS

BORTOLUSSI
SURVEYING LTD.

Appointment of Chair and Vice-Chair – Planning Committee

Presented To: Planning Committee

Meeting Date: February 19, 2025

Type: Managers' Reports

Prepared by: Mark Vainio
Clerk's Services

Recommended by: General Manager of
Corporate Services

File Number: N/A

Report Summary

This report provides a recommendation regarding the procedure for election by the Committee of the Chair and Vice-Chair of the Planning Committee for the term ending November 14, 2026.

Resolution

That the City of Greater Sudbury appoints Councillor _____ as Chair and Councillor _____ as Vice-Chair of the Planning Committee for the term ending November 14, 2026, as outlined in the report entitled “Appointment of Chair and Vice-Chair – Planning Committee”, from the General Manager of Corporate Services, presented at the Planning Committee meeting on February 19, 2025.

Relationship to the Strategic Plan, Health Impact Assessment and Climate Action Plans

This report refers to operational matters.

Financial Implications

The remuneration for the Chair is provided for in the operation budget.

Background

This report sets out the procedure for the election by the Committee of the Chair and Vice-Chair of the Planning Committee for the term ending November 14, 2026.

The Procedure By-law provides that a Member of the Committee shall be appointed for a two-year term by the Committee to serve as Chair, and another Member of the Committee as Vice-Chair of the Planning Committee by way of resolution.

Remuneration

The Chair of the Planning Committee is paid \$ 5,610.12 per annum.

Selection

The selection of these positions is to be conducted in accordance with the City of Greater Sudbury's Procedure By-law. Council's procedure requires that in the event more candidates are nominated for the required position, that position will be chosen by simultaneous recorded vote. Simultaneously recorded votes are conducted by way of an electronic vote, however, the electronic vote system does not have the functionality for dealing with appointments. Accordingly, the By-law provides that paper ballots are to be used for members who are attending in person, and members participating virtually are to provide their votes to the Clerk in writing.

It is always in order for a Member of Council to nominate and vote for themselves.

Resources Cited

City of Greater Sudbury Procedure By-law 2019-50: <https://www.greatersudbury.ca/city-hall/by-laws/>