

**Minutes**  
**For the Planning Committee Meeting**

October 25, 2021  
Tom Davies Square

Present (Mayor and Councillors)	Councillor McCausland, Councillor Kirwan, Councillor Leduc, Councillor Landry-Altmann
Absent	Councillor Lapierre
City Officials	Kris Longston, Director of Planning Services, Alex Singbush, Manager of Development Approvals, Robert Webb, Supervisor of Development Engineering, Mauro Manzon, Senior Planner, Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk, Lisa Locken, Clerk's Services Assistant, Vickie Hartley, Clerk's Services Assistant

**Councillor Kirwan, In the Chair**

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**1. Call to Order**

The meeting commenced at 12:00 p.m.

**2. Roll Call**

A roll call was conducted prior to the commencement of moving into closed session.

**3. Closed Session**

The following resolution was presented:

**PL2021-153**

Moved By Councillor Leduc

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury moves to Closed Session to deal with three (3) Proposed or Pending Acquisition or Disposition of Land Matters regarding Franklin Street, Falconbridge; Beaupre Avenue, Hanmer; and Greenvalley Drive, Sudbury, in accordance with the Municipal Act, 2001, s.239(2)(c).

**CARRIED**

At 12:01 p.m., the Planning Committee moved into Closed Session.

**4. Recess**

At 12:34 p.m., the Planning Committee recessed.

**5. Open Session**

At 1:08 p.m., the Planning Committee commenced the Open Session.

**6. Roll Call**

A roll call was conducted.

**7. Declarations of Pecuniary Interest and the General Nature Thereof**

None declared.

**8. Public Hearings**

**8.1 351 Marshall Lane, Sudbury**

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

Eric Taylor, Tulloch Engineering Ltd., agent for the applicant was present.

Mauro Manzoni, Senior Planner, outlined the report.

The Planning Department responded to questions from the Committee members.

The agent for the applicant provided comments to the Committee members.

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

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

Rules of Procedure

With the concurrence of the Committee, the reading of the resolution was waived.

The following resolution was presented:

**PL2021-154**

Moved By Councillor McCausland

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury approves the application by TC Real Estate Holdings Inc. to amend Zoning By-law 2010-100Z by changing the zoning classification from "R2-3", Low Density Residential Two to "R2-3 Special", Low Density Residential Two Special on lands described as PIN 73583-0283, Part of Lot 224, Plan 34-S, in Lot 4, Concession 3, Township

of McKim, as outlined in the report entitled “351 Marshall Lane, Sudbury”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on October 25, 2021, subject to the following conditions:

a) That prior to the adoption of the amending by-law, the owner shall address the following conditions:

i) Submit a building permit application to the satisfaction of the Chief Building Official in order to address the unit installed without benefit of a permit; and,

ii) Install landscaped open space within that portion of the northeast sight triangle extending beyond the existing building line on Morris Street;

b) That the amending by-law includes the following site-specific provisions:

i) A maximum of five (5) dwelling units shall be permitted within the existing building;

ii) A minimum of five (5) parking spaces shall be provided;

iii) Four (4) parking spaces shall be permitted within the exterior yard abutting Marshall Lane;

iv) A parking space shall be permitted to encroach into the sight triangle at the intersection of Morris Street and Marshall Lane provided the parking space does not extend beyond the existing building line on Morris Street;

v) A minimum lot area of 92 m<sup>2</sup> per unit shall be permitted; and,

vi) The location of the existing building shall be permitted.

c) Conditional approval shall lapse on November 9, 2023 unless Condition a) above has been met or an extension has been granted by Council.

Rules of Procedure

A Recorded Vote was held:

YEAS: (4): Councillor McCausland, Councillor Kirwan, Councillor Leduc, and Councillor Landry-Altmann

Absent (1): Councillor Lapierre

**CARRIED (4 to 0)**

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

## **8.2 95 Estelle Street, Sudbury**

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

Kevin Jarus, Tulloch Engineering Ltd., agent for the applicant, was present.

Mauro Manzon, Senior Planner, outlined the report.

The Planning Department responded to questions from the Committee members.

The agent for the applicant provided comments and responded to questions from the Committee members.

Linda Kent, David Fiacconi, and Tim Lee, concerned residents, provided comments to the Committee members.

The agent for the applicant and the Planning Department responded to questions from the Committee members.

The Chair asked whether there was anyone else who wished to speak in favour or against this application and hearing 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:

**PL2021-155**

Moved By Councillor Leduc

Seconded By Councillor McCausland

THAT the City of Greater Sudbury receive the comments and submissions made at the public hearing on File 751-6/21-009, as outlined in the report entitled "95 Estelle Street, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on October 25, 2021;

AND THAT staff complete their review of File 751-6/21-009 by 2375423 Ontario Inc. & Bancroft Property Holdings Inc. and schedule a second public hearing on this matter before the Planning Committee, when complete.

Rules of Procedure

A Recorded Vote was held:

YEAS: (4): Councillor McCausland, Councillor Kirwan, Councillor Leduc, and Councillor Landry-Altmann

Absent (1): Councillor Lapierre

**CARRIED (4 to 0)**

**9. Matters Arising from the Closed Session**

Councillor McCausland, as Chair of the Closed Session, reported that the Committee met in Closed Session to deal with three (3) Proposed or Pending Acquisition or Disposition of Land Matters regarding Franklin Street, Falconbridge; Beaupre Avenue, Hanmer; and Greenvalley Drive, Sudbury, in accordance with the Municipal Act, 2001, s.239(2)(c).

The following resolutions were presented:

**PL2021-156**

Moved By Councillor Landry-Altmann

Seconded By Councillor McCausland

THAT the City of Greater Sudbury authorize the sale of part of unopened Beaupre Avenue, Hanmer, legally described as PIN 73506-0014(LT), part of Beaupre Avenue, Plan M-533, PIN 73506-0343(LT), Block A on Plan M-477 and part of PIN 73506-0386(LT), part of Beaupre Avenue, Plan M-477, Township of Hanmer;

AND THAT a by-law be presented authorizing 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 Capital Financing Reserve Fund – General.

**CARRIED**

**PL2021-157**

Moved By Councillor Leduc

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury authorize the land exchange;

AND THAT the City of Greater Sudbury authorize the purchase of title to and an easement over vacant land west of Greenvalley Drive, Sudbury, legally described as part of PIN 73475-1773(LT);

AND THAT the City of Greater Sudbury authorize the transfer of vacant land west of Greenvalley Drive, Sudbury, legally described as part of PIN 73475-1295(LT), as partial payment of the purchase price of the land and easement being purchased;

AND THAT the acquisition be funded from the Countryside Stormwater Capital Budget;

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

**CARRIED**

**10. Members' Motions**

No Motions were presented.

**11. Addendum**

No Addendum was presented.

**12. Civic Petitions**

Councillor Leduc presented a petition to the Deputy City Clerk, which will be forwarded to the General Manager of Growth and Infrastructure. The petition is regarding opposition to the rezoning of 95 Estelle Street, Sudbury.

Councillor Kirwan presented a petition to the Deputy City Clerk, which will be forwarded to the General Manager of Community Development. The petition is regarding opposition to transitional housing on Lorraine Street, Sudbury.

**13. Question Period**

No Questions were asked.

**14. Adjournment**

Councillor Kirwan moved to adjourn the meeting. Time: 3:43 p.m.

**CARRIED**