

# **Minutes**

## **For the Planning Committee Meeting**

January 29, 2024  
Tom Davies Square

Present (Mayor and Councillors)	Councillor Lapierre, Councillor Fortin, Councillor Cormier, Councillor Landry-Altmann
	Councillor Parent
Absent	Councillor Leduc
City Officials	Kris Longston, Director of Planning Services, Alex Singbush, Manager of Development Approvals, Robert Webb, Supervisor of Development Engineering, Ed Landry, Senior Planner, Community & Strategic Planning, Wendy Kaufman, Senior Planner, Stephanie Poirier, Senior Planner - Development Approvals, Eric Taylor, Senior Planner, Danielle Derochie, Deputy City Clerk, Sarah Moore, Legislative Compliance Coordinator, Madison Pacey, Clerk's Services Assistant, Regina Sgueglia, Clerk's Services Assistant

### **Councillor Cormier, In the Chair**

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#### **1. Call to Order**

The meeting commenced at 11:31 a.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:

##### **PL2024-08**

Moved By Councillor Cormier

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury moves to Closed Session to deal with two (2) Proposed or Pending acquisition or Disposition of Land Matters, the first regarding Vermilion Lake Road, Dowling and the second regarding lease and licensing agreements, in accordance with the Municipal Act, 2001, par. 239(2)(c).

**CARRIED**

At 11:33 a.m., the Planning Committee moved into Closed Session.

**4. Recess**

At 12:17 p.m., the Planning Committee recessed.

**5. Open Session**

At 1:02 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 87 Pearl Street, Sudbury**

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

Vanessa Smith, Tulloch Engineering Ltd., the agent was present.

Eric Taylor, Senior Planner, outlined the report.

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

The following concerned area resident provided comments to the Committee members:

- Anthony Yuill.

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

The Public Hearing was closed, and the Planning Committee resumed to discuss and vote on the application.

Rules of Procedure

Councillor Cormier moved to waive reading of the resolution.

**CARRIED**

The following resolution was presented:

**PL2024-09**

Moved By Councillor Landry-Altmann

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury approves the application by 1930167 Ontario Limited to amend Zoning Bylaw 2010100Z by changing the zoning classification on the subject lands from “C3(17)”, Limited General Commercial(Special) to “FD(S)” Future Development(Special) on PINs 02132-1279, 02132-1282 and 02132-184, Parts 2 and 4 to 18 on Plan 53R-17879, Lot 5, Concession 4, Township of McKim, as outlined in the report entitled “87 Pearl Street, Sudbury”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of January 29, 2024 Subject to the following:

1. That prior to the enactment of the amending by-law the owner shall have provided Planning Services with a copy of a registered survey identifying the lands to be rezoned, and
2. That the FD(S) Future Development Special Zone provide the following exceptions:
  - a. Minimum lot area of 1600 m<sup>2</sup>;
  - b. The location of the existing decommissioned water tower and the location of existing retaining walls shall be permitted;
  - c. The existing height of the decommissioned water tower shall be permitted;
  - d. Maximum lot coverage shall be 50 percent; and
  - e. Minimum landscaped open space shall be 30 percent.
3. That conditional approval shall lapse on January 30 2026, unless Condition #1 above has been met or an extension has been granted by Council.

YEAS: (4): Councillor Lapierre, Councillor Fortin, Councillor Cormier, and Councillor Landry-Altmann

Absent (1): Councillor Leduc

**CARRIED (4 to 0)**

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

**8.2 0 Dominion Drive, Hanmer**

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

Vanessa Smith, Tulloch Engineering Ltd., the agent was present.

Wendy Kaufman, Senior Planner, outlined the report.

The agent for the applicant provided comments.

The Planning Department staff responded to questions from the Committee members.

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

The Public Hearing was closed, and the Planning Committee resumed to discuss and vote on the application.

Rules of Procedure

Councillor Cormier moved to waive reading of the resolution.

### **CARRIED**

The following resolution was presented:

#### **PL2024-10**

Moved By Councillor Lapierre

Seconded By Councillor Fortin

THAT the City of Greater Sudbury approves the application by 1000252971 Ontario Limited to amend Zoning By-law 2010-100Z by changing the zoning classification from "RU", Rural to "R3(S)", Medium Density Residential Special and "OSC", Open Space Conservation on lands described as Part of PIN 73504-2233, Part of Parcel 20075A S.E.S., except Parts 1 & 2, Plan 53R-14967 in Lot 6, Concession 1, Township of Hanmer, as outlined in the report entitled "0 Dominion Drive, Hanmer" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on January 29, 2024, subject to the following conditions:

1. That prior to the enactment of the amending by-law:
  - a. Official Plan Amendment #127 shall have come into full force and effect; and
  - b. the owner shall provide Planning Services with a final plan of survey outlining the lands to be rezoned including the municipal drain to be transferred to the City.
2. That the amending by-law includes the following site-specific provisions:

- i. That a minimum of 1 parking space be required per row dwelling unit.
  - ii. That a minimum lot frontage of 9 m be required for a lot where dwelling units share a common private driveway that provides vehicular access to a public road but does not include any lots fronting onto Dominion Drive.
3. Conditional approval shall lapse on January 30, 2026 unless Condition 1 above has been met or an extension has been granted by Council.

YEAS: (4): Councillor Lapierre, Councillor Fortin, Councillor Cormier, and Councillor Landry-Altmann

Absent (1): Councillor Leduc

**CARRIED (4 to 0)**

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

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

Councillor Lapierre, as Chair of the Closed Session, reported that the Committee met in Closed Session to deal with two (2) Proposed or Pending acquisition or Disposition of Land Matters, the first regarding Vermilion Lake Road, Dowling and the second regarding lease and licensing agreements, in accordance with the Municipal Act, 2001, par. 239(2)(c). No recommendations or directions emanated from the meeting.

**10. Consent Agenda**

The following resolution was presented:

**PL2024-11**

Moved By Councillor Lapierre

Seconded By Councillor Fortin

THAT the City of Greater Sudbury approves Consent Agenda items 10.1.1 to 10.1.4.

**CARRIED**

The following are the Consent agenda items:

**10.1 Routine Management Reports**

**10.1.1 787 Municipal Road 4, Whitefish**

**PL2024-12**

Moved By Councillor Lapierre

Seconded By Councillor Fortin

THAT the City of Greater Sudbury approves the extension of rezoning application File # 751-8/21-01 by Bradley Rintala Group on lands described as Part of PIN 73382-0494 in Lot 9, Concession 2, Township of Denison, as outlined in the report entitled "787 Municipal Road 4, Whitefish", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on January 29, 2024, for a period of one (1) year to December 14, 2024.

**CARRIED**

**10.1.2 Part of Aurore Street, Chelmsford – Road Closure and Declaration of Surplus Land**

**PL2024-13**

Moved By Councillor Lapierre

Seconded By Councillor Fortin

THAT the City of Greater Sudbury closes by by-law and declares surplus to the City's needs part of Aurore Street, Chelmsford, legally described as part of PIN 73348-0394(LT), part of Aurore Street, Township of Balfour, City of Greater Sudbury;

AND THAT the land be offered for sale to the abutting owner to the north pursuant to the procedures governing the sale of limited marketability surplus land in accordance with Property By-law 2008-174, as outlined in the report entitled "Part of Aurore Street, Chelmsford – Road Closure and Declaration of Surplus Land", from the General Manager of Corporate Services, presented to the Planning Committee on January 29, 2024.

**CARRIED**

**10.1.3 Part of Unopened Fergus Avenue and Unopened Talon Street, Val Therese – Road Closure and Declaration of Surplus Land**

**PL2024-14**

Moved By Councillor Lapierre

Seconded By Councillor Fortin

THAT the City of Greater Sudbury closes by by-law and declares surplus to the City's needs, part of unopened Fergus Avenue and unopened Talon Street, Val Therese, legally described as part of PIN 73504-2389(LT), Fergus Avenue, Plan M-360; and part of PINs 73504-2385(LT) and 73504-2386(LT), Talon Street, Plan M-360, part of Lot 6, Concession 3, Township of Hanmer, City of Greater Sudbury;

AND THAT the land be marketed for sale to the general public pursuant to the procedures governing the sale of full marketability surplus land in accordance with Property By-law 2008-174, as outlined in the report entitled “Part of Unopened Fergus Avenue and Unopened Talon Street, Val Therese – Road Closure and Declaration of Surplus Land”, from the General Manager of Corporate Services, presented at the Planning Committee meeting on January 29, 2024.

**CARRIED**

**10.1.4 Unopened Road Allowance East of Falconbridge Road, Sudbury – Road Closure and Declaration of Surplus Land**

**PL2024-15**

Moved By Councillor Lapierre

Seconded By Councillor Fortin

THAT the City of Greater Sudbury closes by by-law and declares surplus to the City’s needs part of the unopened road allowance east of Falconbridge Road, Sudbury, legally described as part of PIN 73569-0008(LT), being part of Lot 10, Concession 5, Township of Neelon;

AND THAT the unopened road allowance be offered for sale to the abutting owner to the north pursuant to the procedures governing the sale of limited marketability surplus land in accordance with Property By-law 2008-174, as outlined in the report entitled “Unopened Road Allowance East of Falconbridge Road, Sudbury – Road Closure and Declaration of Surplus Land”, from the General Manager of Corporate Services, presented at the Planning Committee meeting on January 29, 2024.

**CARRIED**

**11. Managers' Reports**

**11.1 Strategic Core Areas Community Improvement Plan Application – 176 Larch Street**

The following resolution was presented:

**PL2024-16**

Moved By Councillor Landry-Altmann

Seconded By Councillor Cormier

THAT The City of Greater Sudbury approves the Strategic Core Areas Community Improvement Plan application for 176 Larch Street, and directs staff to prepare a by-law to authorize staff to enter into the required

agreements, as outlined in the report entitled “Strategic Core Areas Community Improvement Plan Application – 176 Larch Street”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of January 29, 2024.

**CARRIED**

**12. Members' Motions**

No Motions were presented.

**13. Addendum**

No Addendum was presented.

**14. Civic Petitions**

No Petitions were submitted.

**15. Question Period**

No Questions were asked.

**16. Adjournment**

Councillor Cormier moved to adjourn the meeting. Time: 1:31 p.m.