

Minutes

For the Planning Committee Meeting

July 8, 2024
Tom Davies Square

Present (Mayor and Councillors)	Councillor Fortin, Councillor Cormier, Councillor Landry-Altman
Absent	Councillor Lapierre, Councillor Leduc
City Officials	Kris Longston, Director of Planning Services, Meredith Armstrong, Director of Economic Development, Alex Singbush, Manager of Development Approvals, Stephanie Poirier, Senior Planner, Wendy Kaufman, Senior Planner, Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk, Cassandra Pierobon, Clerk's Services Assistant, Regina Sgueglia, Clerk's Services Assistant, Rory Whitehouse, Clerk's Services Assistant

Councillor Cormier, In the Chair

1. Call to Order

The meeting commenced at 11:30 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:

PL2024-101

Moved By Councillor Landry-Altman
Seconded By Councillor Fortin

That the City of Greater Sudbury moves to Closed Session to deal with one Acquisition or Disposition of Land item regarding property on Magill Street, Lively, and one addendum to deal with one Acquisition or Disposition of Land item regarding a property on Lagace Street, Sudbury, in accordance with Municipal Act, 2001, par 239 (2)(c).

CARRIED

At 11:32 a.m., the Planning Committee moved into Closed Session.

4. Recess

At 11:46 a.m., the Planning Committee recessed.

5. Open Session

At 1:00 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

8.1 828 Beatrice Crescent, Sudbury Extension

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

Meredith Armstrong, Director of Economic Development, the agent was present.

Wendy Kaufman, Senior Planner, outlined the report.

The agent provided comments.

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.

The following resolution was presented:

PL2024-102

Moved By Councillor Fortin

Seconded By Councillor Landry-Altman

THAT the City of Greater Sudbury approves the application by the Nickel District Conservation Authority to amend Zoning By-law 2010-100Z in order to permit a motion picture staging and equipment rental company in accordance with Section 39 of the Planning Act for a temporary period of three (3) years, on those lands described as PINs 02132-0402 & 02132-0597, Parcels 31700 & 38788 SES, Lots 1-4, Plan M-797, Lot 6, Plan M-906, Lots 2 & 3, Concession 5, Township of McKim as outlined in the report entitled "828 Beatrice Crescent, Sudbury Extension", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of July 8, 2024, subject to the following conditions:

1. That the uses be limited to the existing arena building;
2. That there shall be no outdoor storage of equipment or materials, and;
3. That no additional parking, beyond the existing parking area, shall be required for the temporary use.

YEAS: (3): Councillor Fortin, Councillor Cormier, and Councillor Landry-Altmann

Absent (2): Councillor Lapierre, and Councillor Leduc

CARRIED (3 to 0)

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

8.2 0 Kingsway Boulevard, Sudbury

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

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

Wendy Kaufman, Senior Planner, outlined the report.

The agent for the applicant provided comments.

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 resolutions.

CARRIED

The following resolution was presented:

PL2024-103

Moved By Councillor Fortin

Seconded By Councillor Landry-Altmann

Resolution Regarding the Official Plan Amendment:

THAT the City of Greater Sudbury approves the application by Peter Kyrzakos Estate and Michael Kyrzakos Estate to amend the City of Greater Sudbury Official Plan by redesignating the subject land from Parks and Open Space to Mixed Use Commercial on those lands described as Part of PIN 02132-0463, Parcel 24005A, Lot 3, Concession

4, Township of McKim, as outlined in the report entitled “0 Kingsway Boulevard, Sudbury” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of July 8, 2024.

YEAS: (3): Councillor Fortin, Councillor Cormier, and Councillor Landry-Altmann

Absent (2): Councillor Lapierre, and Councillor Leduc

CARRIED (3 to 0)

The following resolution was presented:

PL2024-104

Moved By Councillor Fortin

Seconded By Councillor Landry-Altmann

Resolution Regarding the Rezoning:

THAT the City of Greater Sudbury approves the application by Peter Kyrzakos Estate and Michael Kyrzakos Estate to amend By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury by changing the zoning classification on the subject lands from “OSP” Open Space Private to an amended “C2(106)” General Commercial (Special) Zone on those lands described as Part of PIN 02132-0463, Parcel 24005A, Lot 3, Concession 4, Township of McKim, as outlined in the report entitled “0 Kingsway Boulevard, Sudbury” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of July 8, 2024, subject to the following conditions:

1. That prior to the enactment of an amending zoning by-law the owner shall submit a registered survey plan describing the lands to be rezoned to the satisfaction of the Director of Planning Services;
2. That the amending zoning by-law include the following site-specific provisions:
 - a. That the only permitted uses shall be Automotive Body Shop; Tire Storage Building; Warehouse; Automotive Repair Shop; and Commercial or Public Garage;
3. That conditional approval shall lapse on July 9, 2026, unless Condition #1 above has been met or an extension has been granted by Council.

YEAS: (3): Councillor Fortin, Councillor Cormier, and Councillor Landry-Altmann

Absent (2): Councillor Lapierre, and Councillor Leduc

CARRIED (3 to 0)

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

8.3 2380 Long Lake Road, Sudbury

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

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

Stephanie Poirier, Senior Planner, outlined the report.

The agent for the applicant provided comments.

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:

PL2024-105

Moved By Councillor Landry-Altman

Seconded By Councillor Fortin

THAT the City of Greater Sudbury approves the application by 1679600 Ontario Ltd. to amend By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury to change the zoning classification from "R1-5", Low Density Residential One and "C3", Limited General Commercial to "C3(S)", Limited General Commercial Special on those lands described as PIN 73475-1812, Lot 6, Concession 6, Township of Broder, subject to the following conditions:

1. A Holding symbol which shall not be removed by the City of Greater Sudbury until the following condition has been addressed:
 - a. The owner shall have completed an amendment to the site plan agreement with the City and said site plan control agreement shall be registered on title to the satisfaction of the Director of Planning Services; and
 - b. The owner shall rectify all outstanding Ontario Building Code records for the building at 2380 Long Lake Road to the satisfaction of the Chief Building Official.

Until such time as the H symbol has been removed, the only permitted uses shall be those legally existing on the date that the amending by-law comes into effect.

1. That the amending zoning by-law include the following site-specific provisions:
 - a. A front yard setback of 13.98 m, where 15 m setback is required abutting primary arterial roads;
 - b. 0 loading spaces, where 1 is required;
 - c. A parking area within 0 m of a road with a width greater than 10 m, where a 3 m setback is required;
 - d. A parking area within 0 m of a residential zone, where a 3 m setback is required;
 - e. A rear yard setback of 0 m for a retaining wall greater than 1 m in height, where 1.2 m is required;
 - f. A rear yard setback of 5.25 m for the commercial building, where 7.5 m is required;
 - g. A 0 m wide landscaped area south of the driveway entrance, where a 3 m wide landscaped area is required abutting roads with a width greater than 10 m; and
 - h. Refuse storage within an exterior side yard, where refuse storage is permitted within an interior yard.

YEAS: (3): Councillor Fortin, Councillor Cormier, and Councillor Landry-Altman

Absent (2): Councillor Lapierre, and Councillor Leduc

CARRIED (3 to 0)

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

8.4 101 C Johnson Road, Worthington

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

Bill McCaffrey, the agent was present.

Stephanie Poirier, Senior Planner, outlined the report.

The agent provided comments.

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.

The following resolution was presented:

PL2024-106

Moved By Councillor Fortin

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury approves the application by Sudbury District Kennel Club Inc. and Nickel District Skeet & Trap Club to amend By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury by changing the zoning on the subject lands from “RU”, Rural to “RU(S)”, Rural Special on those lands described as PINs 73383-0107 & 73383-0081, Parcels 4892 & 5940, Lot 1, Concession 1, Township of Drury, as outlined in the report entitled “101 C Johnson Road, Worthington” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of July 8, 2024, subject to the following condition:

1. That the amending zoning by-law include the following site-specific provision:
 - a. In addition to the uses permitted in a RU Zone, a private club shall also be permitted.

YEAS: (3): Councillor Fortin, Councillor Cormier, and Councillor Landry-Altmann

Absent (2): Councillor Lapierre, and Councillor Leduc

CARRIED (3 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 Cormier, as Chair of the Closed Session, reported that the Committee met in Closed Session to deal with one Acquisition or Disposition of Land Item regarding property on Magill Street, Lively, and one addendum to deal with one Acquisition or Disposition of Land item regarding a property on Lagace Street, Sudbury, in accordance with Municipal Act, 2001, par 239 (2)(c). One direction to staff and one recommendation emanated from the meeting.

The following resolution was presented:

PL2024-107

Moved By Councillor Cormier

Seconded By Councillor Fortin

THAT the City of Greater Sudbury authorize the purchase and demolition of 348 Lagace Street, Sudbury, legally described as PIN 02132-1093(LT), part of Lot 8, Plan M-59A, as in LT165061, Township of McKim, City of Greater Sudbury;

AND THAT the acquisition, demolition, designated substance survey and all other costs associated with the demolition be funded from the Junction Creek Stormwater Management – Contract account;

AND THAT the City of Greater Sudbury directs staff to prepare a by-law to authorize the purchase, demolition and the execution of the documents required to complete the real estate transaction.

CARRIED

10. Consent Agenda

The following resolution was presented:

PL2024-108

Moved By Councillor Fortin

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury approves Consent Agenda items 10.1.1 to 10.1.2.

CARRIED

The following are the Consent agenda items:

10.1 Routine Management Reports

10.1.1 239 Struthers Street, Sudbury

PL2024-109

Moved By Councillor Fortin

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury approves designating Lots 133 & 134, Plan M-163 as being deemed not to be part of a registered plan for the purposes of Section 50(3) of the Planning Act, as outlined in the report entitled “239 Struthers Street, Sudbury”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on July 8, 2024;

AND THAT staff be directed to prepare a by-law for Council to enact deeming Lots 133 & 134, Plan M-163 not to be part of a plan of subdivision for the purposes of Subsection 50(3) of the Planning Act.

CARRIED

10.1.2 Vacant Land South of Kingsway – Declaration of Surplus Land

PL2024-110

Moved By Councillor Fortin

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury declares surplus to the City's needs vacant lying south of Kingsway, Sudbury, legally described as part of PIN 73573-0340(LT), Part of Lot 12, Concession 4, being Parts 33 and 34 on Plan 53R-16789, Township of Neelon;

AND THAT the land be offered for sale to the abutting landowner to the east pursuant to the procedures governing the sale of limited marketability surplus land in accordance with Property By-law 2008-174, as amended, as outlined in the report entitled "Vacant Land South of Kingsway – Declaration of Surplus Land", from the General Manager of Corporate Services, presented at the Planning Committee meeting on July 8, 2024.

CARRIED

11. Members' Motions

No Motions were presented.

12. Addendum

No Addendum was presented.

13. Civic Petitions

No Petitions were submitted.

14. Question Period

No Questions were asked.

15. Adjournment

Councillor Fortin moved to adjourn the meeting. Time: 1:27 p.m.

CARRIED