

# Minutes

## For the Planning Committee Meeting

October 7, 2024  
Tom Davies Square

Present (Mayor and Councillors)	Councillor Fortin, Councillor Lapierre, Councillor Cormier, Councillor Leduc, Councillor Landry-Altman
City Officials	Councillor Sizer, Kris Longston, Director of Planning Services, Alex Singbush, Manager of Development Approvals, Wendy Kaufman, Senior Planner, Bailey Chabot, Senior Planner, Sarah Moore, Legislative Compliance Coordinator , Regina Sgueglia, Clerk's Services Assistant, Cassandra Pierobon, Clerk's Services Assistant

### Councillor Cormier, In the Chair

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**1. Call to Order**

The meeting commenced at 11:18 a.m.

**2. Roll Call**

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

**3. \*Closed Session**

The following resolutions was presented:

**PL2024-142**

Moved By Councillor Lapierre  
Seconded By Councillor Cormier

THAT the City of Greater Sudbury moves to Closed Session to deal with three Proposed or Pending Acquisition or Disposition of Land Matters, the first regarding Highway 17 West, Whitefish, the second regarding Alexander Street, Garson, the third regarding Mathew Street, Sudbury, and one addendum to deal with one Acquisition or Disposition of Land item regarding a property on St. Charles St, Sudbury, in accordance with Municipal Act, 2001, par 239 (2)(c).

**CARRIED**

At 11:19 a.m., the Planning Committee moved into Closed Session.

**4. Recess**

At 11:50 a.m., the Planning Committee recessed.

**5. Open Session**

At 1:01 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.

Rules of Procedure

Councillor Leduc moved that the order of the agenda be altered to deal with Item 8.2 before Item 8.1.

**CARRIED BY TWO-THIRDS**

**8. Public Hearings**

**8.2 281 Falconbridge Road, Sudbury**

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

Kevin Jarus and Vanessa Smith, Tulloch Engineering, the agents were present.

Wendy Kaufman, Senior Planner, outlined the report.

Rules of Procedure

Councillor Cormier moved to allow Councillor Sizer to take part in the discussion and debate regarding all Items on the agenda.

**CARRIED**

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

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

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

Victor Bardogia.

The chair asked whether there was anyone who wished to speak in favor 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:

**PL2024-143**

Moved By Councillor Leduc

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury approves the application by 7055579 Canada Inc. to amend Zoning By-law 2010-100Z by changing the zoning classification from "I", Institutional, to "C2(S)", General Commercial Special, on lands described as PIN 73573-0201, Parcel 35323, Lot 12, Concession 4, Township of Neelon, as outlined in the report entitled "281 Falconbridge Road, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on October 7, 2024, subject to the following conditions:

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

- i. The only permitted uses shall be a hotel or shared housing use contained within the existing building;
- ii. That the location and height of the existing building be permitted; and
- iii. That Shared Housing on a lot abutting Falconbridge Road be permitted

YEAS: (5): Councillor Fortin, Councillor Lapierre, Councillor Cormier, Councillor Leduc, and Councillor Landry-Altman

**CARRIED (5 to 0)**

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

Councillor Leduc departed at 1:38 p.m.

**8.1 3692 Highway 144, Chelmsford**

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

Kevin Jarus and Aaron Ariganello, Tulloch Engineering, the agents were present.

Bailey Chabot, Senior Planner, outlined the report.

Aaron Ariganello, 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:

**PL2024-144**

Moved By Councillor Fortin

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury approves the application by Devla Properties Inc., Chemy Holdings Inc., Northern Home Builders and Renovators Inc., and 7055579 Canada Inc. to amend Zoning By-law 2010-100Z by changing the zoning classification from “C2”, General Commercial and “R3(74), Medium Density Residential Special to “C2(S)”, General Commercial Special on lands described as:

1. PIN 73349-1207, Part Lot 1, Parcel 15796, Concession 3, Township of Balfour (3692 Highway 144, Chelmsford); and
2. 360 square metres southwest portion of PINs 73349-0828 & 73349-1238, Parcel 20990 and 15433 SEC SES, Survey Plan SR-2980 Part (s) 1, Lot Part 1, Concession 3, Township of Balfour (3702 Highway 144, Chelmsford);
3. 130 square metres east portion of PIN 73349-2167, Survey Plan 53R-21466 Part(s) 3, Lot Part 1, Concession 3, Township of Balfour (0 Highway 144, Chelmsford); and,
4. 475 square metres west portion of PIN 73349-2165, Survey Plan 53R-21322 Part(s) 1, 2, and 3, Lot Part 1, Concession 3, Township of Balfour (0 Highway 144, Chelmsford)

As outlined in the report entitled “3692 Highway 144, Chelmsford”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on October 7, 2024, subject to the following conditions:

1. That the amending by-law include the following site-specific provisions:
  - a. A minimum lot frontage of 19.0 metres be permitted;
  - b. A minimum two-way drive aisle of 3.5 metres be permitted; and,

- c. A planting strip not be required for the northerly and westerly property lines when the subject lands contain only residential uses.
2. That the certificates for Consent Applications B0043/2024, B0044/2024, and B0045/2024 be issued and registered on title to the satisfaction of the Director of Planning Services.
3. That the conditional approval expires October 8, 2026.

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

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.

**8.3 870 Auger Street, Sudbury**

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

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

Wendy Kaufman, Senior Planner, outlined the report.

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

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

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

Gerard St-Denis, Nathan Boivin, Dariusz Sorbiau, Luc Laverdier and Peter Nault.

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 in order to discuss and vote on the application.

The following resolution was presented:

**PL2024-145**

Moved By Councillor Lapierre

Seconded By Councillor Fortin

THAT the City of Greater Sudbury approves the application by Devla Properties Inc. to amend Zoning By-law 2010-100Z by changing the zoning classification from “R3-1(29)” Medium Density Residential Special to “R3(S)”, Medium Density Residential Special, on lands described as PIN 73570-0144, Parcel 23846, Block B, Plan M-518, Lot 11, Concession 5, Township of Neelon, as outlined in the report entitled “870 Auger Avenue, Sudbury”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on October 7, 2024, subject to the following conditions:

1. That the amending by-law includes the following site-specific provisions:
  - i. A maximum of 74 dwelling units shall be permitted; and
  - ii. A minimum court depth of 10.0 m shall be permitted where both walls contain balconies or windows into a habitable room, where 15.0 m is required.
  
2. That an “H”, (Holding) symbol be applied to the zoning limiting the number of dwelling units to be permitted to 20, until municipal sanitary sewer services are available or will be available, to the satisfaction of the Director of Planning Services.

YEAS: (4): Councillor Fortin, Councillor Lapierre, 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 Planning Committee’s decision as the application represents good planning.

At 3:00 p.m., Committee recessed.

At 3:13 p.m., Committee reconvened.

**9. Community Delegations**

**9.1 Conservation Sudbury**

Carl Jorgensen, General Manager of Conservation Sudbury provided an electronic presentation regarding the delegated responsibilities of Conservation Authorities.

**10. 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 three Proposed or Pending Acquisition or Disposition of Land Matters, the first regarding Highway 17 West, Whitefish, the second regarding Alexander Street, Garson, the third regarding Mathew Street, Sudbury, and one addendum to deal with one Acquisition or Disposition of Land item regarding a property on St. Charles St, Sudbury, in accordance with Municipal Act, 2001, par 239 (2)(c). Four recommendations emanated from the meeting.

The following resolution was presented:

**PL2024-146**

Moved By Councillor Lapierre  
Seconded By Councillor Fortin

THAT the City of Greater Sudbury directs staff to present a by-law for the purchase of 237 St. Charles Street, Sudbury, legally described as PIN 02131-0044(LT), part of Lot 396, Plan 18SB, City of Greater Sudbury, and the execution of the documents required to complete the real estate transaction;

AND THAT the acquisition be funded from the Lift Station Capital project account.

**CARRIED**

The following resolution was presented:

**PL2024-147**

Moved By Councillor Lapierre  
Seconded By Councillor Fortin

THAT the City of Greater Sudbury directs staff to present a by-law for the sale of vacant land on Highway 17 West, Whitefish, legally described as PIN 73382-0149(LT), Lot 15, Plan M425, except Part 1 on Plan 53R-16392, Township of Denison, City of Greater Sudbury 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**

The following resolution was presented:

**PL2024-148**

Moved By Councillor Lapierre  
Seconded By Councillor Fortin

THAT the City of Greater Sudbury directs staff to present a by-law for the sale of unopened Alexander Street, Garson, legally described as part of PIN 73492-0409(LT), Alexander Street, Plan M-167, Township of Garson, City of Greater Sudbury 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**

The following resolution was presented:

#### **PL2024-149**

Moved By Councillor Lapierre

Seconded By Councillor Fortin

THAT the City of Greater Sudbury directs staff to present a by-law for the purchase of 43 Mathew Street, Sudbury, legally described as PIN 02132-0145(LT), part of Lots 58 and 59, Plan M-103, City of Greater Sudbury, demolition and the execution of the documents required to complete the real estate transaction;

AND THAT the acquisition, demolition, designated substance survey and all other costs associated with the demolition be funded from the Capital Financing Reserve Fund-General.

### **DEFEATED**

#### **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 Lapierre moved to adjourn the meeting. Time: 3:38 p.m.

### **CARRIED**