

# **Minutes**

## **For the Planning Committee Meeting**

September 4, 2024  
Tom Davies Square

Present (Mayor and Councillors)	Councillor Fortin, Councillor Cormier, Councillor Leduc, Councillor Landry-Altman
Absent	Councillor Lapierre
City Officials	Kris Longston, Director of Planning Services, Alex Singbush, Manager of Development Approvals, Robert Webb, Supervisor of Development Engineering, Stephanie Poirier, Senior Planner, Melissa Riou, Senior Planner, Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk, 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 1:00 p.m.

**2. Roll Call**

A roll call was conducted.

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

None declared.

**4. Public Hearings**

**4.1 305 South Shore Lake Panache**

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

Stephanie Poirier, Senior Planner, outlined the report.

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

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.

Rules of Procedure

Councillor Cormier moved to waive reading of the resolution.

### **CARRIED**

The following resolution was presented:

#### **P2024-126**

Moved By Councillor Leduc

Seconded By Councillor Fortin

THAT the City of Greater Sudbury approves the application by Esa Makela to amend Zoning Bylaw 2010-100Z for the City of Greater Sudbury by changing the zoning classification on the lands described as Crown Shoreline Lands abutting PIN 73401-0149, Parcel 15164 SEC SWS, Summer Resort Location S.B 21, Township of Dieppe from “OSC”, Open Space Conservation Zone to the “SLS”, Seasonal Limited Service Zone, as outlined in the report entitled “305 South Shore Lake Panache”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 4, 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; and,
2. That conditional approval shall lapse on September 4, 2026, unless Condition #1 above has been met or an extension has been granted by Council.

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

Absent (1): Councillor Lapierre

### **CARRIED (4 to 0)**

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

## **4.2 108 Bayview Road, Sudbury**

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

Kim Miller, the applicant was present.

Stephanie Poirier, Senior Planner, outlined the report.

The applicant provided comments and 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 in order 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:

**P2024-127**

Moved By Councillor Landry-Altmann

Seconded By Councillor Fortin

THAT the City of Greater Sudbury approves the application by Kim & Richard Miller to amend Zoning Bylaw 2010-100Z for the City of Greater Sudbury by changing the zoning classification on the lands described as Lands abutting to the northeast of PIN 73514-0086, Parcel 24076, Summer Resort Location S.B 31, Township of Scadding from “OSC”, Open Space Conservation Zone to the “RS”, Rural Shoreline Zone, as outlined in the report entitled “108 Bayview Road, Sudbury”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 4, 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; and,
2. That conditional approval shall lapse on September 4, 2026, unless Condition #1 above has been met or an extension has been granted by Council.

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

Absent (1): Councillor Lapierre

**CARRIED (4 to 0)**

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

#### **4.3 3247 Hanmer Lake Road East, Hanmer**

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

Stephanie Poirier, Senior Planner, outlined the report.

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:

#### **P2024-128**

Moved By Councillor Leduc

Seconded By Councillor Fortin

THAT the City of Greater Sudbury approves the application by Albert & Dianne Lelievre to amend Zoning Bylaw 2010-100Z for the City of Greater Sudbury by changing the zoning classification on the lands described as Lands abutting to the south of PIN 73522-0019, Lot 3, Concession 6, Township of Hanmer from "RU", Rural Zone to the "RS", Rural Shoreline Zone, as outlined in the report entitled "3247 Hanmer Lake Road East, Hanmer", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 4, 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; and,
2. That conditional approval shall lapse on September 4, 2026, unless Condition #1 above has been met or an extension has been granted by Council.

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

Absent (1): Councillor Lapierre

#### **CARRIED (4 to 0)**

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

#### **4.4 0 Bancroft Drive, Sudbury - Preliminary Planning Report**

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

Stephanie Poirier, Senior Planner, outlined the report.

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 in order to discuss and vote on the application.

The following resolution was presented:

##### **P2024-129**

Moved By Councillor Leduc

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury directs staff to complete a review of File 751-6/24-10 and schedule a second public hearing on this matter before the Planning Committee as outlined in the report entitled "0 Bancroft Drive, Sudbury - Preliminary Planning Report" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 4, 2024.

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

Absent (1): Councillor Lapierre

**CARRIED (4 to 0)**

#### **5. Consent Agenda**

The following resolution was presented:

##### **P2024-130**

Moved By Councillor Leduc

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury approves Consent Agenda item 5.1.1.

**CARRIED**

The following are the Consent Agenda items:

## **5.1 Routine Management Reports**

### **5.1.1 Part of Falconbridge Road – Road Closure, Declaration of Surplus Land and Land Exchange**

#### **P2024-131**

Moved By Councillor Leduc

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury close by-law and declare surplus to the City's needs part of Falconbridge Road, Garson, legally described as part of PIN 73496-0288(LT), SRO, part of Lot 9, Concession 1, being part of Part 7 on Plan 53R-4173, Township of Garson, City of Greater Sudbury;

AND THAT the land be offered for sale to the abutting owner pursuant to the procedures governing the sale of limited marketability surplus property in accordance with Property By-law 2008-174, as amended, as outlined in the report entitled "Part of Falconbridge Road – Road Closure, Declaration of Surplus Land and Land Exchange", from the General Manager of Corporate Services, presented at the Planning Committee meeting of September 4, 2024.

**CARRIED**

## **6. Members' Motions**

No Motions were presented.

## **7. Addendum**

No Addendum was presented.

## **8. Civic Petitions**

No Petitions were submitted.

## **9. Question Period**

No Questions were asked.

## **10. Adjournment**

Councillor Fortin moved to adjourn the meeting. Time: 1:24 p.m.

**CARRIED**