

# Minutes

## For the Planning Committee Meeting

December 9, 2024  
Tom Davies Square

|                                 |  |
|---------------------------------|--|
| Present (Mayor and Councillors) | Councillor Lapierre, Councillor Fortin, Councillor Cormier, Councillor Leduc   |
| Absent                          | Councillor Landry-Altmann  |
| City Officials                  | Kris Longston, Director of Planning Services, Alex Singbush, Manager of Development Approvals, Robert Webb, Supervisor of Development Engineering, Ed Landry, Senior Planner, Wendy Kaufman, Senior Planner, Stephanie Poirier, Senior Planner, Guido Mazza, Chief Building Official, Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk, Mark Vainio, 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 11:15 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:

**PL2024-183**

Moved By Councillor Fortin

Seconded By Councillor Landry-Altmann

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 Dube Road, Sudbury, the second regarding Montpelier Road, Chelmsford, and the third regarding Fairbank Lake Road, Worthington in accordance with Municipal Act, 2001, par 239 (2)(c).

**CARRIED**

At 11:17 a.m., the Planning Committee moved into Closed Session.

**4. Recess**

At 11:32 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.

**8. Public Hearings**

**8.1 214 Moonlight Avenue, Sudbury**

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

Rohit Walia, the agent for the applicant and Christopher Lamarche, the applicant were present.

Stephanie Poirier, Senior Planner, outlined the report.

The Planning Department staff and the applicant 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.

The following resolution was presented:

**PL2024-184**

Moved By Councillor Fortin

Seconded By Councillor Leduc

THAT the City of Greater Sudbury approves the application by Christopher Lamarche & Ashley Urban to amend Zoning By-law 2010-100Z by changing the zoning classification from "R1-5" Low Density Residential One Zone to the "R3(S)" Medium Density Residential Special Zone, on lands described as PIN 73574-0116, Parcel 14752, Lot 7, Plan M-226, Lot 8, Concession 3, Township of Neelon, as outlined in the report entitled "214 Moonlight Avenue, Sudbury", from the General Manager of Growth

and Infrastructure, presented at the Planning Committee meeting on December 9, 2024, subject to the following condition:

1. That the amending zoning by-law include the following site-specific provisions:
  - a. A refuse storage area may be permitted in the required front yard provided it maintains a minimum setback of 15 metres from the front lot line;
  - b. Parking shall be permitted in the required front yard provided it maintains a minimum setback of 3 m from the front lot line;
  - c. A maximum fence height of 1.5 m shall be permitted in the front yard along the north and south lot lines to within 6 m of the front lot line, where a maximum height of 1 m is permitted.

YEAS: (3): Councillor Fortin, Councillor Cormier, and Councillor Leduc

Absent (2): Councillor Lapierre, and Councillor Landry-Altman

**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.

Councillor Lapierre arrived at 1:15 p.m.

**8.2 0 Wanup Pit Road, Sudbury**

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

Vanessa Smith, 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.

The following resolution was presented:

**PL2024-185**

Moved By Councillor Lapierre

Seconded By Councillor Fortin

THAT the City of Greater Sudbury approves the application by Fisher Wavy Inc. to amend Zoning By-law 2010-100Z by changing the zoning classification from "RU", Rural to "M5", Extractive Industrial on lands described as PIN 73479-0002, Parcel 3506 SEC SES, Lot 3, Concession 4, Township of Dill, as outlined in the report entitled "0 Wanup Pit Road, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on December 9, 2024, subject to the following conditions:

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

(i) No development or use of land shall be permitted within 300 metres of the easterly lot line.

YEAS: (4): Councillor Lapierre, Councillor Fortin, Councillor Cormier, and Councillor Leduc

Absent (1): Councillor Landry-Altman

**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.

### **8.3 30 Ste. Anne Rd and 38 Xavier Street, Sudbury**

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

John Arnold, the applicant was present.

Wendy Kaufman, 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.

The following resolution was presented:

**PL2024-186**

Moved By Councillor Fortin

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury approves the application by Dalron Construction Limited to amend Zoning Bylaw 2010100Z by changing the zoning classification on the subject lands from "C4(16), Office Commercial Special to "I(24)", Institutional Special on those lands described as Firstly: PINs 02138-0199 and 02138-0200, Lot 93 on Plan 85-S, Part of Lot 92 on Plan RCP 8559, Lots 316 and 317, Part of Lots 315, 318, 319-322, Lane and Part of Block Z on Plan 1-SC designated as Parts 1-3 on Plan 53R-

16526 except Parts 6-8, Plan 53R-20995 and including Parts 2-4 on Plan 53R-20995, Part Lots 5 and 6, Concession 4, Township of McKim; Secondly: PIN 02138-0077, Lot 94, Plan 85-S, Part Lot 5, Concession 4, Township of McKim, as outlined in the report entitled “30 Ste. Anne Rd and 38 Xavier Street, Sudbury”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of December 9, 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 December 10, 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 Leduc

Absent (1): Councillor Landry-Altmann

**CARRIED (4 to 0)**

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

**8.4 Additional Dwelling Units – Fourth Units As-of-Right – Official Plan and Zoning By-law Amendments**

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

Ed Landry, Senior Planner, outlined the report.

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

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

Matt Labonte

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.

The following resolution was presented:

**PL2024-187**

Moved By Councillor Fortin

Seconded By Councillor Leduc

THAT The City of Greater Sudbury approves the proposed Official Plan Amendment 138 and related Zoning By-law amendments, and directs staff to prepare the necessary by-laws, as outlined in the report entitled “Additional Dwelling Units – Fourth Units As-of-Right – Official Plan and Zoning By-law Amendments”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee Meeting on December 9, 2024.

YEAS: (4): Councillor Lapierre, Councillor Fortin, Councillor Cormier, and Councillor Leduc

Absent (1): Councillor Landry-Altmann

**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.

The matters arising from the closed session were dealt with following the Consent Agenda.

**10. Consent Agenda**

The following resolution was presented:

**PL2024-188**

Moved By Councillor Fortin

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury approves Consent Agenda items 10.1.1 to 10.1.3.

**CARRIED**

The following are the Consent Agenda items:

**10.1 Routine Management Reports**

**10.1.1 B0054-2024 – 400 Moxam Landing Road, Lively**

**PL2024-189**

Moved By Councillor Fortin

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury approves the request by Roger Chiasson to allow Consent Application B0054/2024 on those lands described as PIN 73373-0131, Part 1 on Plan 53R-21595, Part Lot 1, Concession 3, Township of Waters (400 Moxam Landing Road,

Lively), to proceed by way of the consent process, as outlined in the report entitled “B0054-2024 – 400 Moxam Landing Road, Lively” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of December 9, 2024.

**CARRIED**

**10.1.2 416 Melvin Avenue, Sudbury – Declaration of Surplus Land and Addition to Affordable Housing Land Bank**

**PL2024-190**

Moved By Councillor Fortin

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury declare surplus to the City’s needs vacant land at 416 Melvin Avenue, Sudbury, legally described as PIN 02130-0038(LT), being part of Lot 848, Plan M-100, part of Lot 6, Concession 4, Township of McKim, City of Greater Sudbury;

AND THAT the land be added to the Affordable Housing Land Bank, as outlined in the report entitled “416 Melvin Avenue, Sudbury – Declaration of Surplus Land and Addition to Affordable Housing Land Bank”, from the General Manager of Corporate Services, presented at the Planning Committee meeting on December 9, 2024.

**CARRIED**

**10.1.3 Billiard’s Green Subdivision Extension, Sudbury**

**PL2024-191**

Moved By Councillor Fortin

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury’s delegated official be directed to amend the conditions of draft approval for a plan of subdivision on those lands described as Part of PIN 73478-0607, Parcel 2877, Parts 1 & 2, 53R-18053, Lot 4, Concession 5, Township of Broder, File 780-6/12002, in the report entitled “Billiard’s Green Subdivision Extension, Sudbury”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on December 9, 2024 as follows:

By deleting Condition #10 and replacing it with the following:

“10. That this draft approval shall lapse on November 7, 2027.”

2. By replacing Condition 34(a) with the following:

“a) The underground storm sewer system within the plan of subdivision must be designed to accommodate and/or convey the minor storm flow, that is, the rainfall runoff resulting from the subject site and any external tributary areas using the City’s 2 year design storm. The permissible minor storm discharge from the subject development must be limited to the existing pre-development site runoff resulting from a 2 year design storm. Any resulting post development runoff in excess of this permissible discharge rate must be controlled and detained within the plan of subdivision.

3. By deleting Condition 34(h).

4. By adding new Condition 34 (h)(i) and (j) as follows:

“(h) The overland flow system within the plan of subdivision must be designed to accommodate and/or convey the major storm flow, that is, the rainfall runoff resulting from the subject site and any external tributary areas using the City’s 100 year design storm or Regional storm event, whichever is greater, without causing damage to proposed and adjacent public and private properties. The permissible major storm discharge from the subject development must be limited to the existing pre-development runoff resulting from a 100 year design storm or Regional storm event, whichever is greater.

(i) A hierarchical approach to stormwater management must be followed as described by the Ministry of the Environment, Conservation and Parks and as amended by City of Greater Sudbury most recent Storm Water Management Guide and Engineering Design Standards.

(j) Stormwater management must further follow the recommendations of the Algonquin Road Subwatershed Study.”

5. By deleting Condition #35.

6 . In Condition #36, by replacing ‘Authority’s Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 156/06)’ with ‘Conservation Authorities Act’.

7. By adding new Condition #38:

“38. The wetland(s) must be mapped by a qualified professional (OWES-certified with experience in wetland mapping) to the satisfaction of Conservation Sudbury. The wetlands must be mapped within the location of the proposed subdivision and within 30 metres of the proposed subdivision. All mapping must include the wetland boundary and areas of potential interference shown at 12 metres and 30 metres from the wetland boundary. Development



must comply with Conservation Sudbury’s wetland guidelines and proponent must demonstrate that loss of wetlands will not aggravate flooding or erosion to downstream parcels to the satisfaction of Conservation Sudbury.”

**CARRIED**

**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 three Proposed or Pending Acquisition or Disposition of Land Matters, the first regarding Dube Road, Sudbury, the second regarding Montpellier Road, Chelmsford, and the third regarding Fairbank Lake Road, Worthington in accordance with Municipal Act, 2001, par 239 (2)(c). Three resolutions emanated from the meeting.

The following resolution was presented:

**PL2024-192**

Moved By Councillor Lapierre  
Seconded By Councillor Cormier

THAT the City of Greater Sudbury directs staff to present a by-law for the sale of part of Dube Road, Sudbury, legally described as part of PIN 73559-0001(LT), part of Lot 9, Concession 2, Township of Neelon, 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:

**PL2024-193**

Moved By Councillor Lapierre  
Seconded By Councillor Cormier

THAT the City of Greater Sudbury directs staff to present a by-law for the sale of an easement over vacant land east of Montpellier Road, Chelmsford, legally described as part of PIN 73351-0168(LT), part of Lot 3, Concession 6, Township of Balfour, 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 of easement be credited to the Capital Financing Reserve Fund – General.

**CARRIED**

The following resolution was presented:

**PL2024-194**

Moved By Councillor Lapierre

Seconded By Councillor Cormier

THAT the City of Greater Sudbury directs staff to present a by-law to authorize a Right of Entry/Option Agreement Amending Agreement with SPC Nickel Corp. granting the continued right to enter upon the City lands located north of Fairbank Lake Road, Worthington, for mining exploration activities and granting the extension of an option to purchase the City lands.

**CARRIED**

**11. Managers' Reports**

**11.1 Regulation of Shipping Containers**

Rules of Procedure

Councillor Cormier moved to read Option 2A first.

**CARRIED**

The following resolution was presented:

**PL2024-195**

Moved By Councillor Fortin

Seconded By Councillor Leduc

THAT the City of Greater Sudbury directs Staff to prepare a Zoning By-law Amendment Application on amendments to Zoning By-law 2010-100Z as set out in Option 2A, as outlined in the report entitled "Regulation of Shipping Containers", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on December 9, 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**

Please visit: <https://www.greatersudbury.ca/agendas> to view questions asked.

**16. Adjournment**

Councillor Fortin moved to adjourn the meeting. Time: 2:18 p.m.