

Minutes

For the Planning Committee Meeting

September 16, 2024
Tom Davies Square

Present (Mayor and Councillors)	Councillor Fortin, Councillor Cormier, Councillor Leduc, Councillor Landry-Altmann
Absent	Councillor Lapierre
City Officials	Kris Longston, Director of Planning Services, Alex Singbush, Manager of Development Approvals, Stephen Monet, Manager of Environmental Planning Initiative, Robert Webb, Supervisor of Development Engineering, Guido Mazza, Chief Building Official, Melissa Riou, Senior Planner, Ed Landry, Senior Planner, Stephanie Poirier, Senior Planner, Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk, Rory Whitehouse, Clerk's Services Assistant, Cassandra Pierobon, Clerk's Services Assistant

Councillor Cormier, In the Chair

1. Call to Order

The meeting commenced at 11:32 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:

PL2024-132

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 Bancroft Drive, Sudbury, the second regarding Damaris Crescent, Sudbury, and the third regarding Laura Street, Hanmer, in accordance with Municipal Act, 2001, par 239 (2)(c).

CARRIED

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

4. Recess

At 12:16 p.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 6 Lindsley Street, Falconbridge

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

Kailey Boivin, agent for the applicant, and Mark Comba, the applicant were present.

Stephanie Poirier, Senior Planner, outlined the report.

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

The applicant provided comment and 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 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:

PL2024-133

Moved By Councillor Fortin

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury approves the application by Mark & Louise Comba to amend Zoning By-law 2010-100Z by changing the zoning on the subject lands from “C2” General Commercial to the “C2(S)” General Commercial Special Zone on those lands described as PIN 73490-0094, Parcel 41942, Plan M-1039 Lot 255, Concession 3, Lot 12, Township of Falconbridge, as outlined in the report entitled “6 Lindsley Street, Falconbridge” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 16, 2024, subject to the following conditions:

- 1) That the accessory building and retaining wall encroaching onto the subject lands be removed from the subject lands to the satisfaction of the Director of Planning Services.
- 2) That the amending zoning by-law include the following site-specific provisions:
 - a) In addition to the uses permitted in a CS Zone, a single detached dwelling shall also be permitted in accordance with the zoning standards of the R1-5 Zone; and
 - b) Notwithstanding section 4.15.4, a 1.8 m tall opaque fence along all lot lines abutting a residential zone shall be the only planting strip requirement.
- 3) That conditional approval shall lapse on September 16th, 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)

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

8.2 3161 Herold Drive, Sudbury

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

Darien Sweeney, the applicant was present.

Stephanie Poirier, Senior Planner, outlined the report.

The applicant provided comment.

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:

PL2024-134

Moved By Councillor Fortin

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury approves the application by 1973696 Ontario Inc. to amend Zoning By-law 2010-100Z by changing the zoning on the subject lands from “M2” Light Industrial Zone to the “M2(S)” Light Industrial Special Zone on those lands described as PINs 73478-0569, 73478-0053, Parcels 30898 & 51027, Plan 53R-12531 Part 9, Plan 53R-13340 Parts 3 & 6, Plan SR-548 Part 1, Lot 3, Concession 5, Township of Broder, as outlined in the report entitled “3161 Herold Drive, Sudbury” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 16th, 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 M2 Zone, a professional office shall also be permitted.

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.

8.3 Additional Dwelling Units – 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 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:

PL2024-135

Moved By Councillor Landry-Altmann

Seconded By Councillor Fortin

THAT The City of Greater Sudbury approves the proposed Official Plan Amendment 134 and related Zoning by-law Amendments, and directs staff to prepare the necessary by-laws, as outlined in the report entitled “Additional Dwelling Units – Official Plan and Zoning By-law Amendments”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 16, 2024.

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

Absent (1): Councillor Lapierre

CARRIED (4 to 0)

The following resolution was presented:

PL2024-136

Moved By Councillor Landry-Altmann

Seconded By Councillor Fortin

THAT The City of Greater Sudbury directs staff to return by the end of Q1 2025, with policy options regarding fourth units as of right, as outlined in the report entitled “Additional Dwelling Units – Official Plan and Zoning By-law Amendments”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 16, 2024.

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.

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 three Proposed or Pending Acquisition or Disposition of Land Matters, the first regarding Bancroft Drive, Sudbury, the second regarding Damaris Crescent, Sudbury, and the third regarding Laura Street, Hanmer, in accordance with Municipal Act, 2001, par 239 (2)(c). Three recommendations emanated from the meeting.

The following resolution was presented:

PL2024-137

Moved By Councillor Cormier

Seconded By Councillor Fortin

THAT the City of Greater Sudbury authorize a lease agreement with Meals on Wheels (Sudbury), for the continued use of space located at 1127 Bancroft Drive, Sudbury, for a five-year term, with one option to renew for an additional five-year term;

AND THAT the City of Greater Sudbury directs staff to prepare a by-law to authorize the lease agreement and the execution of the agreement.

CARRIED

The following resolution was presented:

PL2024-138

Moved By Councillor Cormier

Seconded By Councillor Fortin

THAT the City of Greater Sudbury authorize the transfer of unopened Damaris Crescent, Sudbury, legally described as PIN 73587-0396(LT), Damaris Cres, Plan M-133, City of Greater Sudbury, by way of grant;

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

CARRIED

Rules of Procedure

Councillor Cormier moved to waive reading of the resolution.

CARRIED

The following resolution was presented:

PL2024-139

Moved By Councillor Cormier

Seconded By Councillor Fortin

THAT the City of Greater Sudbury authorize the sale of the unopened road allowances, one foot reserve blocks, turn-around blocks, and park purposes lots on deemed plan of subdivision 53M-1146, legally described as: PIN 73508-1133(LT) James Street, PIN 73508-1134(LT) Laura Street, PIN 73508-1135(LT) Roger Street, PIN 73508-1136(LT) Gladu Crescent, PIN 73508-1141(LT) Block 67, PIN 73508-1140(LT) Block 68, PIN 73508-1139(LT) Block 69, PIN 73508-1138(LT) Block 70, PIN 73508-1137(LT) Block 71, PIN 73508-1145(LT) Lot 40, PIN 73508-1144(LT) Lot 41, PIN 73508-1143(LT) Lot 47, and PIN 73508-1142(LT) Lot 48, all on Plan 53M-1146, part of Lot 11, Concession 2, Township of Capreol, City of Greater Sudbury;

AND THAT the City of Greater Sudbury directs staff to prepare a by-law to authorize the sale of land 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 Parks Section 50 Reserve. Fifty percent of the funds shall be allocated for the acquisition of parkland based on the adopted priority list outlined in the Green Space Advisory Panel report, as amended, and the other fifty percent of the funds shall be allocated for the acquisition of parkland or park development in Ward 6.

CARRIED

10. Consent Agenda

The following resolution was presented:

PL2024-140

Moved By Councillor Fortin

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury approves Consent Agenda item 10.1.1.

CARRIED

The following are the Consent agenda items:

10.1 Routine Management Reports

10.1.1 South Bay Road, Sudbury – OPA Extension 2024

PL2024-141

Moved By Councillor Fortin

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury amends Resolution PL2023-140, being an amendment to Resolution PL2021-152, pertaining to an application for Official Plan Amendment File 3701-6/21-001, as outlined in the report entitled “South Bay Road, Sudbury”, from the General Manager of Growth and Infrastructure, presented at the

Planning Committee meeting on September 16th, 2024, by deleting condition #3 and replacing with the following:

3. Conditional approval shall lapse on September 28th, 2025 unless Condition 1 above has been met or an extension has been granted by Council.

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: 1:44 p.m.

CARRIED