

# **Minutes**

## **For the Planning Committee Meeting**

January 20, 2025  
Tom Davies Square

Present (Mayor and Councillors)	Councillor Fortin, Councillor Cormier, Councillor Leduc, Councillor Landry-Altmann
	Councillor McIntosh
Absent	Councillor Lapierre
City Officials	Meredith Armstrong, Director of Economic Development, Kris Longston, Director of Planning Services, Alex Singbush, Manager of Development Approvals, Stephen Monet, Manager of Strategic and Environmental Planning, Robert Webb, Supervisor of Development Engineering, Melissa Riou, Senior Planner, Wendy Kaufman, Senior Planner, Stephanie Poirier, Senior Planner, Bailey Chabot, Senior Planner, Ugo Ufoegbune, Senior Planner, Guido Mazza, Chief Building Official, Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk, Regina Sgueglia, 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.  
Councillor Landry-Altmann arrived at 1:03 p.m.
- 4. Public Hearings**
  - 4.1 58 Jacobson Drive, Lively**

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

Anthony Rocca, the 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 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:

**PL2025-01**

Moved By Councillor Fortin

Seconded By Councillor Leduc

THAT the City of Greater Sudbury approves the application by Azzurri Development Inc. to amend Zoning By-law 2010-100Z in order to permit the use of the existing building for retail use in accordance with Section 39 of the Planning Act for a temporary period of three (3) years, on those lands described as PIN 73375-0003, Parcel 10080 SEC SWS SRO, Lot 6, Concession 4, Township of Waters as outlined in the report entitled “58 Jacobson Drive, Lively”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of January 20, 2025, subject to the following conditions:

1. That prior to the enactment of the amending by-law, the owner shall have applied for a building permit and submitted plans for the change of use and for any construction required to the satisfaction of the Chief Building Official.

2. That conditional approval shall lapse on January 21, 2027, 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 Rockwood Drive Vintage Green Subdivision, Sudbury**

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

Kristi Arnold, the applicant was present.

Wendy Kaufman, Senior Planner, outlined the report.

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

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

The following concerned area resident provided a comment to the Committee members:

Jeff Hutzel

The applicant provided closing comments.

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:

#### **PL2025-02**

Moved By Councillor Fortin

Seconded By Councillor Landry-Altmann

#### Resolution Regarding the Rezoning

THAT the City of Greater Sudbury approves the application by Dalron Construction Ltd. to amend Zoning By-law 2010-100Z by changing the zoning classification from “R1-5”, Low Density Residential One to “R3”, Medium Density Residential, on lands described as Part of PIN 73475-1695, Part 2 on Plan 53R-17154, Parts 2 to 5 on Plan 53R-15986, Part Lot 5, Concession 5, Township of Broder, as outlined in the report entitled “Rockwood Drive/Vintage Green Subdivision, Sudbury”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on January 20, 2025, subject to the following conditions:

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

(i) That one parking space shall be required for a row dwelling unit, where 1.5 parking spaces per row dwelling unit is required;

(ii) A maximum lot coverage of 50% shall be permitted for a row dwelling unit or street townhouse dwelling unit 50%, where a maximum of 40% is permitted; and

(iii) Driveways for a pair of units shall be paired and centred at the common wall.

2. 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.

Rules of Procedure

Councillor Leduc moved to amend the resolution.

The following amendment was presented:

**PL2025-02-A1**

Moved By Councillor Leduc

Seconded By Councillor Fortin

THAT the resolution be amended to remove site-specific provision 1.(iii)

**CARRIED**

Rules of Procedure

Councillor Cormier moved to waive reading of the resolution as amended.

**CARRIED**

The following main resolution as amended was presented:

**PL2025-02**

Moved By Councillor Fortin

Seconded By Councillor Landry-Altmann

As Amended:

Resolution Regarding the Rezoning

THAT the City of Greater Sudbury approves the application by Dalron Construction Ltd. to amend Zoning By-law 2010-100Z by changing the zoning classification from "R1-5", Low Density Residential One to "R3", Medium Density Residential, on lands described as Part of PIN 73475-1695, Part 2 on Plan 53R-17154, Parts 2 to 5 on Plan 53R-15986, Part Lot 5, Concession 5, Township of Broder, as outlined in the report entitled "Rockwood Drive/Vintage Green Subdivision, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning

Committee meeting on January 20, 2025, subject to the following conditions:

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

- (i) That one parking space shall be required for a row dwelling unit, where 1.5 parking spaces per row dwelling unit is required;
- (ii) A maximum lot coverage of 50% shall be permitted for a row dwelling unit or street townhouse dwelling unit 50%, where a maximum of 40% is permitted; and

2. 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.

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

Absent (1): Councillor Lapierre

**CARRIED (4 to 0)**

Rules of Procedure

Councillor Cormier moved to waive reading of the resolution.

**CARRIED**

The following resolution was presented:

**PL2025-03**

Moved By Councillor Fortin

Seconded By Councillor Landry-Altmann

Resolution Regarding the Redraft of the Subdivision

THAT the City of Greater Sudbury's delegated official be directed to redraft and amend the conditions of draft approval for a plan of subdivision on those lands described as Parcels 50561 & 50562, Part of Lot 5, Concession 5, Township of Broder, File # 780-6/01002, as outlined in the report entitled "Rockwood Drive/Vintage Green Subdivision, Sudbury" from the General Manager of Growth and Infrastructure, presented at the meeting of January 20, 2025, subject to the following conditions:

- 1. That the redraft and amendments to the conditions of draft approval be implemented concurrently with the zoning by-law amendment.
- 2. That a finalized and dated redraft plan be provided to Planning Services.
- 3. The conditions of draft approval be amended as follows:

- a. In Condition #1, by adding reference to the finalized and dated redraft plan.
- b. In Condition #6, by adding the following: The owner must transfer a three metre (3.0 m) wide easement, to be registered on title to the subject property, to Greater Sudbury Hydro Inc. for that portion of the subdivision that fronts on any existing or proposed road allowances. The Owner is also responsible for obtaining/providing a Postponement in favour of Greater Sudbury Hydro Inc's interest with respect to any and all existing Charge/Mortgage/Lien and/or Encumbrance of Land registered on title to this property. The Owner will be responsible for all legal and survey costs, and all costs associated with obtaining said Postponement.
- c. In Condition #8, by replacing 'Blocks 190 and 194' with 'Block 105 and PIN 73475-1413, Part 6, Plan 53R-17154'.

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.

**4.3 1434 Gennings Street, Sudbury**

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

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

Bailey Chabot, Senior Planner, outlined the report.

The agents for the applicant provided comments.

The following concerned area resident provided a comment to the Committee members:

Don Shane

The agents for the applicant provided closing comments.

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.hjji

## Rules of Procedure

Councillor Cormier moved to waive reading of the resolution.

### **CARRIED**

The following resolution was presented:

#### **PL2025-04**

Moved By Councillor Fortin

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury approves the application by Julie Cleming and Jean Charles to amend the City of Greater Sudbury Official Plan by permitting a site specific exemption to section 20.5 South Peninsula of the Ramsey Lake Policy Area allowing the creation of one (1) residential lot without the benefit of municipal wastewater on lands described PIN 73581-0026, Parcel 47303 SEC SES, Part Lot 11, Plan M-14, Parts 2 to 8, SR-3242, Lot 2, Concession 3, Township of McKim, Sudbury as outlined in the report entitled “1434 Gennings Street, Sudbury”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on January 20, 2025 subject to the following:

That staff be directed to amend Zoning By-law 2010-100Z to include a holding provision prohibiting development on the proposed severed lot. The holding provision shall be lifted upon the implementation of the recommendations identified in the hydrogeological report entitled “Hydrogeological Feasibility Study, 1434 Gennings Street, Sudbury, Ontario” prepared by Cambium Inc. and dated June 12, 2024 to the satisfaction of the Director of Planning Services.

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.

#### **4.4 Institutional As-of-Right Zoning By-law Amendment**

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

Bailey Chabot, 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.

Rules of Procedure

Councillor Cormier moved to waive reading of the resolution.

**CARRIED**

The following resolution was presented:

**PL2025-05**

Moved By Councillor Leduc

Seconded By Councillor Fortin

THAT the City of Greater Sudbury approves an amendment to Zoning By-law 2010-100Z by adding the uses permitted in the 'R3-1', Medium Density zone as-of-right to the 'I', Institutional zone as outlined in the report titled "Institutional As-of-Right Zoning By-law Amendment", from the General Manager, Growth and Infrastructure, presented at the Planning Committee meeting on January 20, 2025 subject to the following:

1. Uses Permitted in R3-1 zone shall be developed in accordance the standards of each dwelling type or use required in the Standards for Medium Density Residential (R3 and R3-1) Zones.
2. Other provisions of Zoning By-law 2010-100Z shall apply to Uses Permitted in R3-1 zone as though the parcel were zoned R3-1.
3. That a holding provision be applied, prohibiting the 'R3-1' uses in an 'I', Institutional zone. The holding provision can be removed on a site-specific basis provided the following conditions are satisfied:
  - a. The subject parcel is within the settlement area;
  - b. The subject parcel is serviced by municipal water and municipal wastewater with sufficient capacity to support the proposed uses; and,
  - c. The subject parcel is located within a Community as identified in policy 2.2.1. Communities of the Official Plan.

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.

#### **4.5 918 Red Deer Lake Road South, Sudbury**

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

Yvonne St-Denis, the applicant was present.

Stephanie Poirier, Senior Planner, outlined the report.

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

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:

#### **PL2025-06**

Moved By Councillor Landry-Altmann

Seconded By Councillor Fortin

THAT the City of Greater Sudbury approves the application by Yvonne St. Denis 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 PIN 73480-0059, Parcel 46602, Plan 53R-7884 Part 1, Lot 3, Concession 4, Township of Cleland, as outlined in the report entitled "918 Red Deer Lake Road South, Sudbury" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of January 20th, 2025, subject to the following conditions:

1. That prior to the enactment of an amending zoning by-law the following conditions be completed:

a) That the owner shall have applied for a building permit, submitted a structural evaluation done by a Professional Engineer, and demonstrated appropriate means of access/egress to the satisfaction of the Chief Building Official.

2. That the amending zoning by-law include the following site-specific provisions:

a) In addition to the uses permitted in a RU Zone, a shipping container may be permitted accessory to a single detached dwelling;

b) Maximum number of shipping containers shall be one;

c) The shipping container shall be located no closer to the road than the single detached dwelling;

d) A 1.8 metre-wide planting strip adjacent to the full length of the shipping container shall be required between the shipping container and the road. The required planting strip shall be supplemented with the planting of coniferous trees to provide year-round screening and include the retention and integration of natural vegetation wherever possible.

3. That conditional approval shall lapse on January 20th, 2027 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.

**5. Consent Agenda**

The following resolution was presented:

**PL2025-07**

Moved By Councillor Fortin

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury approves Consent Agenda items 5.1.1 to 5.1.4.

**CARRIED**

The following are the Consent Agenda items:

**5.1 Routine Management Reports**

**5.1.1 410 Panache Lake Road (MR 10), Whitefish – Declaration of Surplus Property**

**PL2025-08**

Moved By Councillor Fortin

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury declares surplus to the City's needs 410 Panache Lake Road (MR10), Whitefish, legally described as PIN 73396-0186 (LT), being Part 1 on Plan SR-3017, Township of Louise, City of Greater Sudbury;

AND THAT the property be marketed for sale to the public pursuant to the procedures governing the sale of full marketability surplus land in accordance with Property By-law 2008-174, as amended, as outlined in the report entitled "410 Panache Lake Road (MR10), Whitefish – Declaration of Surplus Property", from the General Manager of Corporate Services, presented at the Planning Committee meeting on January 20, 2025.

**CARRIED**

**5.1.2 7535 Highway 17 West, Beaver Lake – Declaration of Surplus Property**

**PL2025-09**

Moved By Councillor Fortin

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury declares surplus to the City's needs 7535 Highway 17 West, Beaver Lake, legally described as PIN 73395-0279(LT), being Part 1 on Plan SR-3547, excepting Part 1 on Plan 53R-16394 and PIN 73395-0367(LT), being Part 2 on Plan SR-3547, Township of Lorne, City of Greater Sudbury;

AND THAT the property be marketed for sale to the public pursuant to the procedures governing the sale of full marketability surplus land in accordance with Property By-law 2008-174, as amended, as outlined in the report entitled "7535 Highway 17 West, Beaver Lake – Declaration of Surplus Property", from the General Manager of Corporate Services, presented at the Planning Committee meeting on January 20, 2025.

**CARRIED**

**5.1.3 849 Howey Drive, Sudbury – 2024 Extension**

**PL2025-10**

Moved By Councillor Fortin

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury approves the extension of rezoning application File # 751-6/21-024 by Matarazzo Group on lands described as PIN 73582-0058, Parcel 11643 S.E.S., Part of Lot 129, Plan M-131 in Lot 3, Concession 3, Township of McKim, as outlined in the report entitled "849 Howey Drive – 2024 Extension",

from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on January 20, 2025, for a period of one (1) year to November 23, 2025.

**CARRIED**

**5.1.4 South of Howey Drive, Sudbury – Declaration of Surplus Vacant Land**

**PL2025-11**

Moved By Councillor Fortin

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury declares surplus to the City's needs vacant land south of Howey Drive, Sudbury, legally described as PIN 73582-0069(LT), part of Lot 129 on Plan M131, Township of McKim, City of Greater Sudbury;

AND THAT the land be offered for sale to the abutting property owners 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 "South of Howey Drive, Sudbury – Declaration of Surplus Vacant Land", from the General Manager of Corporate Services, presented at the Planning Committee meeting on January 20, 2025.

**CARRIED**

**6. Managers' Reports**

**6.1 3080 Old Highway 69 N, Val Caron**

The following resolution was presented:

**PL2025-12**

Moved By Councillor Leduc

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury directs the City's Designated Municipal Officer to indicate a position of concurrence to Innovation, Science and Economic Development Canada with respect to the proposed radio-communication and broadcasting antenna system as described in this report that is to be located on those lands known and described as Parcels 12378 & 31241, Reference Plan 53R-17555, Parts 2-6, Plan 53R-19736, Part of Lot 6, Concession 6, Township of Blezard, as outlined in the report entitled "3080 Old Highway 69 N, Val Caron", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of January 20, 2025.

**CARRIED**

**6.2 B0092/2024 – 53 North Shore Black Lake Road**

The following resolution was presented:

**PL2025-13**

Moved By Councillor Fortin

Seconded By Councillor Leduc

THAT the City of Greater Sudbury approves the request by Robert Belanger, Earl Nauss, Vanna Nauss, and Nancy Belanger to allow Consent Application B0092/2024 on those lands described as PINs 73374-0037 and 73374-0122, Parcels 5686 and 5437 SEC SWS, Part Lots 6 & 7, Concession 2, except Parts 1 & 2, Plan 53R-9946, Part 1, Plan 53R-10754 and Part 1, Plan 53R-12798, Township of Waters (53 North Shore Black Lake Road), to proceed by way of the consent process, as outlined in the report entitled “B0092/2024 – 53 North Shore Black Lake Road” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of January 20, 2025.

**CARRIED**

**7. Members' Motions**

No Motions were presented.

**8. Correspondence for Information Only**

**8.1 Draft Plans of Subdivision Approved on or Before March 27, 1995 and Bill 185 - Cutting Red Tape to Build More Homes Act, 2024**

For Information Only.

**8.2 Employment Land Strategy Implementation: Commercial/Industrial Policy Framework Review**

For Information Only.

**9. Addendum**

No Addendum was presented.

**10. Civic Petitions**

No Petitions were submitted.

**11. Question Period**

No Questions were asked.

**12. Adjournment**

Councillor Fortin moved to adjourn the meeting. Time: 2:59 p.m.

**CARRIED**