

Minutes

For the Planning Committee Meeting

February 3, 2025
Tom Davies Square

Present (Mayor and Councillors)	Councillor Lapierre, Councillor Fortin, Councillor Cormier, Councillor Leduc, Councillor Landry-Altmann
City Officials	Kris Longston, Director of Planning Services, Alex Singbush, Manager of Development Approvals, David Knutson, Manager of Traffic and Transportation, Robert Webb, Supervisor of Development Engineering, Bailey Chabot, Senior Planner, Wendy Kaufman, Senior Planner, Ugo Ufoegbune, Senior Planner, Rory Whitehouse, Deputy City Clerk, Christine Hodgins, Legislative Compliance Coordinator, Regina Sgueglia, Clerk's Services Assistant, Ashley Roetscher, Clerk's Services Assistant

Councillor Cormier, In the Chair

1. Call to Order

The meeting commenced at 11:33 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:

PL2025-14

Moved By Councillor Fortin

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury moves to Closed Session to deal with one Proposed or Pending Acquisition or Disposition of Land Matters, regarding Black Lake Road, Lively, in accordance with Municipal Act, 2001, par 239 (2)(c).

CARRIED

At 11:34 a.m., the Planning Committee moved into Closed Session.

5. Open Session

At 1:00 p.m., the Planning Committee commenced the Open Session.

6. Roll Call

A roll call was conducted.

Councillor Landry-Altmann arrived at 1:01 p.m.

7. Declarations of Pecuniary Interest and the General Nature Thereof

None declared.

8. Public Hearings

Rules of Procedure

Councillor Cormier moved that the order of the agenda be altered to deal with Items 8.2 and 8.3 before Item 8.1.

CARRIED BY TWO-THIRDS

8.2 7379 Highway 17 West, Worthington

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

Ugo Ufoegbune, 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:

PL2025-15

Moved By Councillor Fortin

Seconded By Councillor Leduc

THAT the City of Greater Sudbury approves the application by Eric Emond to amend Zoning By-law 2010-100Z in order to extend the use of a garden suite in accordance with Section 39.1(4) of the Planning Act for a temporary period of three (3) years, on lands described as PIN 73395-0295, Parcel 25470 SWS, Parts 1, 2 & 4, Plan 53R-6368, Lot 1, Concession 5, Township of Lorne, as outlined in the report titled "7379 Highway 17 West" Worthington, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on February 3, 2025.

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

CARRIED (5 to 0)

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

8.3 363 York Street, Sudbury

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

Vanessa Smith, Tulloch Engineering Limited, 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 agent for the applicant provided comments 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 in order to discuss and vote on the application.

The following resolution was presented:

PL2025-16

Moved By Councillor Lapierre

Seconded By Councillor Fortin

THAT the City of Greater Sudbury approves the application by Anin Holdings Inc. to amend Zoning By-law 2010-100Z by changing the zoning classification from "I", Institutional to "M1(S)", Mixed Light Industrial/Service Commercial Special on lands described as PINs 73589-0837 & 73589-0229, Parcels 34632 & 35036, Parts 1 and 2, Plan SR-2084, Parts 1-3, Plan 53R-17787, Lot 7, Concession 2, Township of McKim, as outlined in the report entitled "363 York Street, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on February 3, 2025, subject to the following conditions:

1. That the amending by-law includes the following site-specific provisions:
 - a. That the only permitted use shall be a 'Car Club';

- b. That a 'Car Club' be defined herein as a 'building or part thereof that is used by persons for the indoor display, storage, washing or detailing of motor vehicles, and may include an office used for administrative purposes, recreational facilities and amenities, a dining room, or a banquet hall that are accessory to the main use';
- c. That a minimum of 60 parking spaces be provided;
- d. That a 3.0-metre wide planting strip be required along any lot line abutting a Residential Zone, where a minimum 5.0-metre wide planting strip is required;
- e. That parking areas be permitted within 3.0-metres of a Residential Zone, where 4.5-metres is required;
- f. All lot lines shall be deemed to be interior side lot lines.

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

CARRIED (5 to 0)

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

8.1 0 Fieldstone Drive, Sudbury

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

Sam Biasucci, the applicant was present.

Bailey Chabot, 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.

At 2:36 p.m., Committee recessed.

At 2:49 p.m., Committee reconvened.

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

Tanya Anne Ball, Gary Marcuccio, Danny Scopazzi, Dolores Armieri, Arnold Burton, Ali Wehbe, Steve McNeil, Mike Corbett.

The applicant provided final comments.

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.

Rules of Procedure

Councillor Landry-Altmann moved to defer item 8.1 to the March 24, 2025 Planning Committee Meeting to allow the public more time to review the application.

DEFEATED

Rules of Procedure

Councillor Cormier moved to waive reading of the resolution.

CARRIED

PL2025-17

Moved By Councillor Fortin

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury approves the application by 920936 ONTARIO INC. to amend Zoning By-law 2010-100Z by changing the zoning classification from “R1-5”, Low Density Residential One to “R4(S)”, High Density Residential Special on lands described as PIN 02132-1366, Part Lot 4, Concession 4, Township of McKim; Greater Sudbury, as outlined in the report entitled “0 Fieldstone Drive, Sudbury”, from the General Manager, Growth and Infrastructure, presented at the Planning Committee meeting on February 3, 2025 subject to the following conditions:

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

- a) A maximum of 324 dwelling units; and,
- b) A maximum building height of 9 storeys;

2. That prior to the enactment of an amending zoning by-law, and no later than February 3, 2027, the owner submit a survey reflective of the lands to be zoned R4(S), High Density Special;

3. That the amending by-law includes an “H” holding symbol prohibiting all uses associated with the R4(S), High Density special zone until the owner amends the draft approved plan of subdivision for Sunrise Ridge (780-6/04007) to reflect the altered road and pedestrian network, lot layout, and any required traffic calming, to the satisfaction of the Director of Planning Services.

At 4:04 p.m., Committee recessed.

At 4:11 p.m., Committee reconvened.

Rules of Procedure

Councillor Landry-Altmann presented the following amendment:

PL2025-17-A1

Moved By Councillor Landry-Altmann

Seconded By Councillor Leduc

THAT the resolution be amended so that condition 1(b) be replaced with the following;

"A maximum building height of 5 storeys;"

YEAS: (2): Councillor Leduc, and Councillor Landry-Altmann

NAYS: (3): Councillor Lapierre, Councillor Fortin, and Councillor Cormier

DEFEATED (2 to 3)

Rules of Procedure

Councillor Landry-Altmann presented the following amendment:

PL2025-17-A2

Moved By Councillor Landry-Altmann

Seconded By Councillor Leduc

THAT condition 3 be altered to include the following after the word "altered";

"stormwater management including the preparation a report assessing the feasibility of redirecting storm water flows from the remaining unregistered portion of the draft plan to the north or east, such that they no longer drain to the storm water management pond on Block 39, Plan 53M-1342 as required by current draft plan of subdivision condition #38,".

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

CARRIED (5 to 0)

Rules of Procedure

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

CARRIED

The following main resolution was presented:

PL2025-17

Moved By Councillor Fortin

Seconded By Councillor Lapierre

As Amended:

THAT the City of Greater Sudbury approves the application by 920936 ONTARIO INC. to amend Zoning By-law 2010-100Z by changing the zoning classification from “R1-5”, Low Density Residential One to “R4(S)”, High Density Residential Special on lands described as PIN 02132-1366, Part Lot 4, Concession 4, Township of McKim; Greater Sudbury, as outlined in the report entitled “0 Fieldstone Drive, Sudbury”, from the General Manager, Growth and Infrastructure, presented at the Planning Committee meeting on February 3, 2025 subject to the following conditions:

1. That the amending by-law includes the following site specific provisions:
 - a. A maximum of 324 dwelling units; and,
 - b. A maximum building height of 9 storeys;
2. That prior to the enactment of an amending zoning by-law, and no later than February 3, 2027, the owner submit a survey reflective of the lands to be zoned R4(S), High Density Special;
3. That the amending by-law includes an “H” holding symbol prohibiting all uses associated with the R4(S), High Density special zone until the owner amends the draft approved plan of subdivision for Sunrise Ridge (780-6/04007) to reflect the altered stormwater management including the preparation a report assessing the feasibility of redirecting storm water flows from the remaining unregistered portion of the draft plan to the north or east, such that they no longer drain to the storm water management pond on Block 39, Plan 53M-1342 as required by current draft plan of subdivision condition #38, road and pedestrian network, lot layout, and any required traffic calming, to the satisfaction of the Director of Planning Services.

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

NAYS: (2): Councillor Leduc, and Councillor Landry-Altmann

CARRIED (3 to 2)

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

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 one Proposed or Pending Acquisition or Disposition of Land Matters, regarding Black Lake Road, Lively, in accordance with Municipal Act, 2001, par 239 (2)(c). One recommendation emanated from the meeting.

The following resolution was presented:

PL2025-18

Moved By Councillor Lapierre

Seconded By Councillor Fortin

THAT the City of Greater Sudbury directs staff to present a by-law to authorize a Lease Agreement with the City of Lakes Family Health Team, for the continued use and occupation of part of 25 Black Lake Road, Lively for a term of five years, with one option to renew for an additional five-year term, by way of grant (nil rent).

CARRIED

10. Members' Motions

No Motions were presented.

11. Addendum

No Addendum was presented.

12. Civic Petitions

No Petitions were submitted.

13. Question Period

No Questions were asked.

14. Adjournment

Councillor Fortin moved to adjourn the meeting. Time: 4:29 p.m.

CARRIED