

Minutes

For the Planning Committee Meeting

April 28, 2025
Tom Davies Square

Present (Mayor and Councillors) Councillor Fortin, Councillor Lapierre, Councillor Cormier, Councillor Leduc, Councillor Landry-Altman

Councillor Brabant, Councillor McIntosh,

City Officials Joe Rocca, Interim General Manager of Growth and Infrastructure, Kris Longston, Director of Planning Services, Alex Singbush, Manager of Development Approvals, Stephen Monet, Manager of Strategic and Environmental Planning, Keith Crigger, Manager of Investments and Business Development, Robert Webb, Supervisor of Development Engineering, Ed Landry, Senior Planner - Strategic and Environmental Planning, Bailey Chabot, Senior Planner, Ugo Ufoegbune, Senior Planner, Stephanie Poirier, Senior Planner, Emily Trottier, Business Development Officer, Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk, Regina Sgueglia, Clerk's Services Assistant, Rory Whitehouse, Clerk's Services Assistant

Councillor Cormier, In the Chair

1. Call to Order

The meeting commenced at 11:31 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:

PL2025-56

Moved By Councillor Cormier

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury moves to Closed Session to deal with two Proposed or Pending Acquisition or Disposition of Land Matters, the first regarding Long Lake Road, Sudbury, and the second regarding Fergus Avenue, Val Therese, in accordance with Municipal Act, 2001, par 239 (2)(c).

CARRIED

At 11:32 a.m., the Planning Committee moved into Closed Session.

4. Recess

At 11:39 a.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.

Councillor Cormier moved to allow Councillor Brabant and Councillor McIntosh to take part in the discussion and debate regarding all Items on the agenda.

CARRIED

7. Declarations of Pecuniary Interest and the General Nature Thereof

None declared.

Councillor Landry-Altmann arrived at 1:02 p.m.

8. Public Hearings

8.1 3441 Highway 144, Chelmsford

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

Vanessa Smith and Ryland Thompson, Tulloch Engineering, the agents for the applicant were present.

Stephanie Poirier, Senior Planner, outlined the report.

The agents 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.

Rules of Procedure

Councillor Cormier moved to waive reading of the resolution.

CARRIED

The following resolution was presented:

PL2025-57

Moved By Councillor Leduc

Seconded By Councillor Fortin

THAT the City of Greater Sudbury approves the application by Vytis Lands (Kagawong) Ltd. & Ronald Chevrier to amend Zoning By-law 2010-100Z by changing the zoning classification from “FD”, Future Development to “R2-2”, Low Density Residential Two and “R3”, Medium Density Residential on lands described as Part of PINs 73348-0734 & 73348-0005, Parts 1, 2 & 3, Plan 53R-20417 in Lot 2, Concession 2, Township of Balfour, as outlined in the report entitled “3441 Highway 144, Chelmsford” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on April 28, 2025, subject to the following conditions:

1. That the owner provides the Development Approvals Section with a registered survey plan outlining the lands to be rezoned to enable the preparation of an amending zoning by-law; and
2. That the draft approved plan of subdivision (File: 780-5/12-005) be rezoned as follows:
 - i. Lots 1 to 6, 18 to 21, 92, 93, 164 to 168 and 192 to 194 and Block C be zoned as “R3”, Medium Density Residential;
 - ii. Lots 7 to 17, 22 to 91, 94 to 163 and 169 to 191 and Blocks B and D be zoned as “R2-2”, Low Density Residential Two; and,
 - iii. Block A be zoned as “P”, Park.

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

CARRIED (5 to 0)

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

8.2 0 Keith Avenue & 0 Pinellas Road, Chelmsford

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

Vanessa Smith and Ryland Thompson, Tulloch Engineering, the agents for the applicant were present.

Ugo Ufoegbune, Senior Planner, outlined the report.

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

The agents for 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 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:

PL2025-58

Moved By Councillor Leduc

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury approves the application by Bonaventure Development Company Ltd. to amend Zoning By law 2010-100Z by changing the classification from “R1-5”, Low Density Residential One to “R1-5 (S)” Low Density Residential Special, “R2-2”, Low Density Residential Two and “R3” Medium Density Residential those lands described as Lots 64-93, Pt Lot 94, 97-117, Blocks D, Part of Block C & E, Plan M-1058, Lot 1, Concession 3, Township of Balfour, as outlined in the report entitled “0 Keith Avenue & 0 Pinellas Road, Chelmsford” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of April 28, 2025 subject to the following conditions:

1. That prior to the passing 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;
2. That a holding provision be applied to the lands until such time as the following item has been addressed:

That the owner has applied for and received all final approvals related to development of the lots and the construction of Winnipeg Street, including but not limited to erosion and sediment control, lot grading, municipal infrastructure and servicing, and storm-water management all to the satisfaction of the General Manager of Growth and Infrastructure;

1. That conditional approval shall lapse on April 29, 2027, unless Condition #1 above has been met or Council has granted an extension.

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

CARRIED (5 to 0)

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 Lapierre, as Chair of the Closed Session, reported that the Committee met in Closed Session to deal with two Proposed or Pending Acquisition or Disposition of Land Matters, the first regarding Long Lake Road, Sudbury, and the second regarding Fergus Avenue, Val Therese, in accordance with Municipal Act, 2001, par 239 (2)(c). Two resolutions emanated from the meeting.

The following resolution was presented:

PL2025-59

Moved By Councillor Lapierre
Seconded By Councillor Fortin

THAT the City of Greater Sudbury directs staff to present a by-law to authorize a License Agreement Renewal with The Ontario Education Communications Authority (TVO) for the continued use of the site and tower located at 3105 Long Lake Road, Sudbury, for a five-year term.

CARRIED

The following resolution was presented:

PL2025-60

Moved By Councillor Lapierre
Seconded By Councillor Fortin

THAT the City of Greater Sudbury directs staff to present a by-law for the sale of part of unopened Fergus Avenue, Val Therese, legally described as part of PIN 73504-2389(LT), Plan M-360, part of Lot 6, Concession 3, Township of Hanmer, 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

10. Consent Agenda

The following resolution was presented:

PL2025-61

Moved By Councillor Lapierre
Seconded By Councillor Landry-Altman

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 54 William Avenue, Coniston

PL2025-62

Moved By Councillor Lapierre
Seconded By Councillor Landry-Altman

THAT the City of Greater Sudbury approves designating Lots 5 & 6, Plan M-89 as being deemed not to be part of a registered plan for the purposes of Section 50(3) of the Planning Act, as outlined in the report entitled “54 William Avenue, Coniston”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on April 28, 2025 and;

THAT Staff be directed to prepare a by-law for Council to enact deeming Lots 5 & 6, Plan M-89 not to be part of a plan of subdivision for the purposes of Subsection 50(3) of the Planning Act.

CARRIED

10.1.2 White Road, Lively – Declaration of Surplus Land and Addition to Affordable Housing Land Bank

PL2025-63

Moved By Councillor Lapierre
Seconded By Councillor Landry-Altman

THAT the City of Greater Sudbury declares surplus to the City’s needs vacant land north of White Road, Lively, legally described as part of PIN 73375-0263(LT), part of Lot 6, Concession 4, Township of Waters, City of Greater Sudbury;

AND THAT the land be added to the Affordable Housing Land Bank, as outlined in the report entitled “ White Road, Lively - Declaration of Surplus Land and Addition to Affordable Housing Land Bank”, from the General Manager of Corporate Services, presented at the Planning Committee meeting of April 28, 2025.

CARRIED

**10.1.3 Municipal Road 55, Lively – Declaration of Surplus Land
Walden Industrial Park**

PL2025-64

Moved By Councillor Lapierre

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury declares surplus to the City's needs vacant land on the south side of Municipal Road 55, Lively, legally described as part of PIN 73372-0227(LT), part of Lot 3, Concession 6, Township of Waters;

AND THAT the land be marketed for sale by the Economic Development division, as outlined in the report entitled "Municipal Road 55, Lively - Declaration of Surplus Land Walden Industrial Park", from the General Manager of Corporate Services, presented at the Planning Committee meeting of April 28, 2025.

CARRIED

11. Presentations

**11.1 Complete Street Design Guidelines – Transportation Planning
Impacts**

Joe Rocca, Interim General Manager of Growth and Infrastructure provided an electronic presentation regarding the Complete Street Guidelines as well as their impact to the design of the transportation network. For Information Only.

12. Managers' Reports

**12.1 Employment Land Community Improvement Plan – Program Review
2025**

Councillor McIntosh departed at 2:02 p.m.

The following resolution was presented:

PL2025-65

Moved By Councillor Leduc

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury directs staff to prepare and implement program refinements to the Employment Land Community Improvement Plan as outlined in the report entitled "Employment Land Community Improvement Plan – Program Review 2025" from the Chief Administrative Officer, presented at the Planning Committee Meeting of April 28, 2025.

CARRIED

12.2 Scenic View Subdivision Street Name

The following resolution was presented:

PL2025-66

Moved By Councillor Fortin

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury approves the renaming of Covington Crescent as shown on Plan M-1003 to Carrington Drive as outlined in the report entitled “Scenic View Subdivision Street Name” from the General Manager of Growth and Infrastructure, presented at the Planning Committee Meeting of April 28, 2025;

AND THAT the necessary By-law be prepared.

CARRIED

12.3 Valley East Employment Lands Expansion

The following resolution was presented:

PL2025-67

Moved By Councillor Leduc

Seconded By Councillor Lapierre

Resolution 1:

THAT the City of Greater Sudbury directs staff to undertake the process to swap settlement area land as outlined in the report entitled “Valley East Employment Lands Expansion” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on April 28, 2025.

CARRIED

The following resolution was presented:

PL2025-68

Moved By Councillor Leduc

Seconded By Councillor Lapierre

Resolution 2:

THAT the City of Greater Sudbury directs staff to undertake the process to redesignate the Val Caron and Coniston parcels as outlined in the report entitled “Valley East Employment Lands Expansion” from the General

Manager of Growth and Infrastructure, presented at the Planning Committee meeting on April 28, 2025.

CARRIED

The following resolution was presented:

PL2025-69

Moved By Councillor Leduc
Seconded By Councillor Lapierre

Resolution 3:

THAT the City of Greater Sudbury directs staff to undertake the process to rezone the Val Caron parcel as outlined in the report entitled “Valley East Employment Lands Expansion” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on April 28, 2025.

CARRIED

The following resolution was presented:

PL2025-70

Moved By Councillor Leduc
Seconded By Councillor Lapierre

Resolution 4:

THAT the City of Greater Sudbury directs staff to undertake the process to declare surplus the Val Caron parcel land as outlined in the report entitled “Valley East Employment Lands Expansion” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on April 28, 2025.

CARRIED

13. Members' Motions

No Motions were presented.

14. Addendum

No Addendum was presented.

15. Civic Petitions

No Petitions were submitted.

16. Question Period

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

17. Adjournment

Councillor Fortin moved to adjourn the meeting. Time: 2:15 p.m.

CARRIED