

Minutes

For the Planning Committee Meeting

February 19, 2025
Tom Davies Square

Present (Mayor and Councillors)	Councillor Lapierre, Councillor Fortin, Councillor Cormier, Councillor Landry-Altmann
Absent	Councillor Leduc
City Officials	Kris Longston, Director of Planning Services, Robert Webb, Supervisor of Development Engineering, Ed Landry, Senior Planner, Community & Strategic Planning, Stephanie Poirier, Senior Planner, Bailey Chabot, Senior Planner, Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk, Regina Sgueglia, Clerk's Services Assistant, Cassandra Pierobon, Clerk's Services Assistant, Ashley Roetscher, Clerk's Services Assistant

Councillor Cormier, In the Chair

1. Open Session

At 1:02 p.m., the Planning Committee commenced the Open Session.

2. Roll Call

A roll call was conducted.

3. Declarations of Pecuniary Interest and the General Nature Thereof

None declared.

4. Public Hearings

4.1 754 Montée Principale, Chelmsford

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

Bailey Chabot, 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:

PL2025-19

Moved By Councillor Fortin

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury approves the application by Jack Campsall and Laurie Chaput 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 73345-0408, Parcel 29721, Registered Plan 53R-13618, Parts 3 & 4, Lot 7, Concession 4, Township of Rayside as outlined in the report titled “754 Montée Principale, Chelmsford”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on February 19, 2025.

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

Absent (1): Councillor Leduc

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 Official Plan Densities – Housekeeping Amendment

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:

PL2025-20

Moved By Councillor Fortin

Seconded By Councillor Lapierre

THAT The City of Greater Sudbury approves the proposed Official Plan Amendment 140, and directs staff to prepare the necessary by-law, as

outlined in the report entitled “Official Plan Densities – Housekeeping Amendment”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on February 19, 2025.

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

NAYS: (1): Councillor Landry-Altmann

Absent (1): Councillor Leduc

CARRIED (3 to 1)

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:

PL2025-21

Moved By Councillor Landry-Altmann

Seconded By Councillor Fortin

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 B0091-2024 – 390 Marier Street, Azilda

PL2025-22

Moved By Councillor Landry-Altmann

Seconded By Councillor Fortin

THAT the City of Greater Sudbury approves the request by Sylvio Vachon and Colette Aubin to allow Consent Application B0091/2024 on those lands described as PIN 73346-0895, Parcel 27440 SEC SWS SRO, Part 3, Plan 53R-9375, Part Lot 5, Concession 2, Township of Rayside (390 Marier Street, Azilda), to proceed by way of the consent process, as outlined in the report entitled “B0091-2024 – 390 Marier Street, Azilda” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of February 19, 2025.

CARRIED

5.1.2 B0100-2024 – 1293 Dew Drop Road

PL2025-23

Moved By Councillor Landry-Altmann

Seconded By Councillor Fortin

THAT the City of Greater Sudbury approves the request by Ross and Valerie Mantle to allow Consent Application B0100/2024 on those lands described as Part Broken Lot 9, Concession 3 and in LT178783; and Part of Broken Lot 9, Concession 3 as in EP6160, save and except LT97863, LT161624, LT178783, Part 1, Plan 53R-7190, Parts 2 to 7, Plan 53R-10979, Part 1, Plan 53R-20458, Parts 1 to 4, Plan 53R-19682, Parts 1 to 3, Plan 53R-21852, Township of Broder (1293 Dew Drop Road, Sudbury), to proceed by way of the consent process, as outlined in the report entitled “B0100-2024 – 1293 Dew Drop Road” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of February 19, 2025.

CARRIED

5.1.3 10 Willow Street, Wahnapiatae – 2024 Extension**PL2025-24**

Moved By Councillor Landry-Altmann

Seconded By Councillor Fortin

THAT the City of Greater Sudbury approves the extension of rezoning application File # 751-3/24-01 by Joey Talbot & Natalie Olivier on lands described as PIN 73481-0808, Parcel 51055, Plan 53R-18233 Parts 1-4, Part Lot 8, Concession 3 & 4, Township of Dryden, as outlined in the report entitled “10 Willow Street, Wahnapiatae – 2024 Extension”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on February 19, 2025, subject to the following conditions:

1. That the date in condition #2 on resolution PL2024-86 be deleted and replaced with June 24, 2025.

CARRIED

5.1.4 401 Joannette Road, Chelmsford – Extension Request**PL2025-25**

Moved By Councillor Landry-Altmann

Seconded By Councillor Fortin

THAT the City of Greater Sudbury approves the extension of Official Plan Amendment application File # 701-5/19-001 and rezoning application File # 751-5/19-002 by Nickel Belt Boom Truck Ltd. on lands described as Part of PIN 73350-0593 in Lot 4,

Concession 2, Township of Balfour, as outlined in the report entitled “401 Joannette Road, Chelmsford - Extension Request”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on February 19, 2024, for a period of one (1) year to January 9, 2026.

CARRIED

6. Managers' Reports

6.1 Appointment of Chair and Vice-Chair – Planning Committee

Nominations were held to appoint members for the Chair and Vice-Chair of the Planning Committee.

The following members accepted their nomination: Councillors Cormier and Lapierre

There being no further nominations, nominations were closed and the following resolution was presented:

PL2025-26

Moved By Councillor Fortin

Seconded By Councillor Landry-Altmann

That the City of Greater Sudbury appoints Councillor Cormier as Chair and Councillor Lapierre as Vice-Chair of the Planning Committee for the term ending November 14, 2026, as outlined in the report entitled “Appointment of Chair and Vice-Chair – Planning Committee”, from the General Manager of Corporate Services, presented at the Planning Committee meeting on February 19, 2025.

CARRIED

7. Members' Motions

No Motions were presented.

8. Addendum

No Addendum was presented.

9. Civic Petitions

No Petitions were submitted.

10. Question Period

No Questions were asked.

11. Adjournment

Councillor Fortin moved to adjourn the meeting. Time: 1:28 p.m.

CARRIED