

Minutes

For the Planning Committee Meeting

May 26, 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, Alex Singbush, Manager of Development Approvals, Robert Webb, Supervisor of Development Engineering, Ed Landry, Senior Planner, Community & Strategic Planning, Melissa Riou, Senior Planner, Christine Hodgins, Deputy City Clerk, Regina Sgueglia, Clerk's Services Assistant, Cassandra Pierobon, 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:

PL2025-71

Moved By Councillor Fortin

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 Agnes Street, Sudbury, and the second regarding Magill Street, Lively, 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 11:48 a.m., the Planning Committee recessed.

5. Open Session

At 1:01 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. 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 Agnes Street, Sudbury, and the second regarding Magill Street, Lively, in accordance with Municipal Act, 2001, par 239 (2)(c). Two recommendations emanated from the meeting.

The following resolution was presented:

PL2025-72

Moved By Councillor Lapierre

Seconded By Councillor Fortin

THAT the City of Greater Sudbury declares surplus to the City's needs vacant land municipally known as 365 Agnes Street, Sudbury, legally described as part of PIN 02132-0993(LT), being Parts 1 to 5 on Plan 53R-12072, part of Lot 4, Concession 4, Township of McKim, City of Greater Sudbury;

AND THAT the land 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 "365 Agnes Street, Sudbury – Declaration of Surplus Land", from the General Manager of Corporate Services, presented at the Planning Committee meeting on May 26, 2025.

CARRIED

The following resolution was presented:

PL2025-73

Moved By Councillor Lapierre

Seconded By Councillor Fortin

THAT the City of Greater Sudbury declares surplus to the City's needs vacant land west of Magill Street in Lively, legally described as PIN 73376-0405(LT), part of Lot 5, Concession 5, Township of Waters, City of Greater Sudbury;

AND THAT the City of Greater Sudbury directs staff to present a by-law to authorize the sale of the subject land, and to execute the documents required to complete the real estate transaction;

AND THAT the net proceeds of the sale be credited to the Industrial Reserve Fund.

CARRIED

9. Consent Agenda

The following resolution was presented:

PL2025-74

Moved By Councillor Landry-Altmann

Seconded By Councillor Fortin

THAT the City of Greater Sudbury approves Consent Agenda items 9.1.1 to 9.1.4.

CARRIED

The following are the Consent Agenda items:

9.1 Routine Management Reports

9.1.1 125 Christakos Street, Sudbury

PL2025-75

Moved By Councillor Landry-Altmann

Seconded By Councillor Fortin

THAT the City of Greater Sudbury approves the extension of rezoning application File # 751-6/21-29 by Legion Property Holdings and Management Ltd. on lands described as PIN 73583-0350 in Lot 4, Concession 3, Township of McKim, as outlined in the report entitled "125 Christakos Street, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on May 26, 2025, for a period of one (1) year to March 8, 2026.

CARRIED

9.1.2 3 Randolph Road, Whitefish - Deeming By-Law

PL2025-76

Moved By Councillor Landry-Altmann

Seconded By Councillor Fortin

THAT the City of Greater Sudbury approves designating Lots 15 & 16, Plan M-425 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 “3 Randolph Road, Whitefish – Deeming By-Law”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on May 26, 2025 and,

THAT staff be directed to prepare a by-law for Council to enact deeming Lots 15 & 16, Plan M-425 not to be part of a plan of subdivision for the purposes of Subsection 50(3) of the Planning Act.

CARRIED

9.1.3 Hidden Valley Subdivision, Val Caron

PL2025-77

Moved By Councillor Landry-Altmann

Seconded By Councillor Fortin

THAT the City of Greater Sudbury's delegated official be directed to amend the conditions of draft approval for a plan of subdivision on those lands known as Parcel 448 SES, and Parcel 2884 and deemed Plan M-1130 excluding Lot 94 and part of Lot 81 and includes deemed Plan M-1131 and deemed Plan M 1132, excluding part of Lot 20, Lot 7, Concession 5, Township of Blezard, Val Caron, File 780-7/04003, as outlined in the report entitled “Hidden Valley Subdivision, Val Caron”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on May 26, 2025 as follows:

1. By replacing Condition #10 with the following: “10. That this draft approval shall lapse on August 25, 2028.”
2. By replacing Condition #35 with the following:

‘35. That the owner/applicant pay to the City the amount attributable to the lot as a contribution to the costs of the Horizon Municipal Drain front-ended by the City, together with interest accumulated thereon to the date of payment, as provided by By-law 2012-192, in an amount as determined by the Treasurer.’

3. In Condition #57, by deleting the following: ‘Should a regulated natural hazard be discovered as the site is

developed, the applicant must halt works immediately and contact Conservation Sudbury directly at 705.674.5249.'

4. By adding the following new Condition #58:

'58. The wetland(s) must be mapped by a qualified professional (OWES-certified with experience in wetland mapping). The wetlands must be mapped within the location of the proposed subdivision and within 30 metres of the proposed subdivision. All mapping must include the wetland boundary and areas of potential interference shown at 12 metres, 30 metres and 120 metres from the wetland boundary. Development must comply with Conservation Sudbury's wetland guidelines.'

CARRIED

9.1.4 Vintage Green Subdivision, Sudbury

PL2025-78

Moved By Councillor Landry-Altmann

Seconded By Councillor Fortin

THAT the City of Greater Sudbury's delegated official be directed to 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, in the report entitled "Vintage Green Subdivision, Sudbury" from the General Manager of Growth and Infrastructure, presented at the meeting on May 26, 2025, as follows:

1.By deleting Condition #19 and replacing it with the following:

"19.That this draft approval shall lapse on May 2, 2028."

2.By deleting the first sentence of Condition #25 and replacing it with the following:

"25. That prior to the submission of servicing plans, the owner shall, to the satisfaction of the Director of Planning Services and Conservation Sudbury, provide an updated geotechnical report prepared, signed, sealed and dated by a geotechnical engineer licensed in the Province of Ontario."

CARRIED

10. Managers' Reports

10.1 Strategic Core Areas Community Improvement Plan Applications – 296 and 298 Larch Street

The following resolution was presented:

PL2025-79

Moved By Councillor Lapierre

Seconded By Councillor Fortin

THAT The City of Greater Sudbury approves the Application for 296 Larch Street, Sudbury, and directs staff to prepare a by-law to authorize staff to enter into the required agreement, as outlined in the report entitled “Strategic Core Areas Community Improvement Plan Applications – 296 and 298 Larch Street”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee Meeting of May 26, 2025.

CARRIED

The following resolution was presented:

PL2025-80

Moved By Councillor Lapierre

Seconded By Councillor Fortin

THAT The City of Greater Sudbury approves the Application for 298 Larch Street, Sudbury, and directs staff to prepare a by-law to authorize staff to enter into the required agreement, as outlined in the report entitled “Strategic Core Areas Community Improvement Plan Applications – 296 and 298 Larch Street”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee Meeting of May 26, 2025.

CARRIED

10.2 Affordable Housing Community Improvement Plan Application – Habitat for Humanity

The following resolution was presented:

PL2025-81

Moved By Councillor Landry-Altmann

Seconded By Councillor Lapierre

THAT The City of Greater Sudbury approves the Affordable Housing Community Improvement Plan application for 416 Melvin Avenue and directs staff to prepare a by-law to authorize staff to enter into the required agreement, as outlined in the report entitled “Affordable Housing Community Improvement Plan Application – Habitat for Humanity”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee Meeting of May 26, 2025.

CARRIED

11. Members' Motions

No Motions were presented.

12. Correspondence for Information Only

12.1 1389 Stephen Street, Sudbury - Ontario Land Tribunal Decision

For Information Only.

13. Addendum

No Addendum was presented.

14. Civic Petitions

No Petitions were submitted.

15. Question Period

No Questions were asked.

16. Adjournment

Councillor Fortin moved to adjourn the meeting. Time: 1:13 p.m.

CARRIED