

Minutes

For the Planning Committee Meeting

February 23, 2026
Lionel E. Lalonde Centre
239 Montée Principale, Azilda

Present (Mayor and Councillors)	Councillor Lapierre, Councillor Fortin, Councillor Cormier, Councillor Landry-Altman Councillor Brabant
Absent	Councillor Leduc
City Officials	Melissa Riou, Director of Planning and Growth, Alex Singbush, Manager of Development Approvals, Ed Landry, Senior Planner, Community & Strategic Planning, Wendy Kaufman, Senior Planner, Stephanie Poirier; Senior Planner, Robert Webb, Supervisor of Development Engineering, Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk, Kathryn Karn, Clerk's Services Assistant, Bankie Idowu, Clerk's Services Assistant

Councillor Cormier, In the Chair

1. Call to Order

The meeting commenced at 11:30 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:

PL2026-20

Moved By Councillor Fortin

Seconded By Councillor Brabant

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 Fraser Extension, Onaping, the second regarding Municipal Road 80, Val Caron in accordance with *Municipal Act, 2001*, par 239 (2)(c).

CARRIED

At 11:31 a.m., the Planning Committee moved into Closed Session.

4. Recess

At 11:37 a.m., the Planning Committee recessed.

5. Open Session

At 1:01 p.m., the Planning Committee commenced the Open Session.

6. Land Acknowledgement

The Chair presented a Land Acknowledgement.

7. Roll Call

A roll call was conducted.

8. Declarations of Pecuniary Interest and the General Nature Thereof

None declared.

9. Public Hearings

9.1 747 Fairbank Lake Road (MR 4), Whitefish

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

Wendy Kaufman, Senior Planner, outlined the report.

Vanessa Smith, Tulloch Engineering, the agent for the applicant was present.

The agent 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:

PL2026-21

Moved By Councillor Landry-Altman

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury approves the application by Sagamok Development Corporation to amend Zoning By-law 2010-100Z by changing the zoning classification from "RU", Rural to "M4(S)", Mining Industrial Special on lands described as PIN 73382-0871, Part Lot 9, Concession 2, Township of Denison, as outlined in the report entitled "747 Fairbank Lake Road (MR 4), Whitefish", from the General Manager of Planning & Growth, presented at the Planning Committee meeting on February 23, 2026, subject to the following conditions:

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

- (i) The only permitted uses shall be an aggregate transfer site and an accessory office and aggregate testing facility;
- (ii) The uses permitted by subsection (i) shall be dry industrial uses, which do not produce wastewater in excess of 4,500 litres per day; and
- (iii) No development or use of land shall be permitted within 30 metres of the wetland adjacent to the easterly lot line and which extends into site.

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

Absent (1): Councillor Leduc

CARRIED (5 to 0)

Public comments have been received, however there was no effect on the Planning Committee's decision.

9.2 3211, 3221, & 3231 Municipal Road 15, Blezard Valley

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

Vanessa Smith, Tulloch Engineering, the agent for the applicant was present.

Stephanie Poirier, Senior Planner, outlined the report.

The Planning Committee staff responded to questions from Committee members.

The agent for the applicant provided comments.

The Chair asked whether there was anyone who wished to speak in favour or against the application:

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:

PL2026-22

Moved By Councillor Fortin

Seconded By Councillor Lapierre

Resolution regarding the Official Plan Amendment

THAT the City of Greater Sudbury denies the application by 1000915850 Ontario Inc. to amend the City of Greater Sudbury Official Plan by adding Site Specific Policy 21.124 to permit a limited non-agricultural use comprised of a golf driving range, a club house accessory to the driving range, accessory office, and single detached dwelling, on lands described as PIN 73345-0288, Parcel 26115, Reference Plan 53R7481 Part 1, Concession 5, Lot 1, Township of Rayside (3231 Municipal Road 15); PIN 73345-0289, PCL 26116, Reference Plan 53R7481 Part 2, Concession 5, Lot 1, Township of Rayside (3221 Municipal Road 15); and Part of PIN 73345-0001, Parcel 1012, Concession 5, Lot 1, Township of Rayside (3211 Municipal Road 15), as outlined in the report entitled “3211, 3221, & 3231 Municipal Road 15, Blezard Valley”, from the General Manager of Planning and Growth, presented at the Planning Committee meeting on February 23, 2026.

NAYS: (5): Councillor Lapierre, Councillor Fortin, Councillor Cormier, Councillor Landry-Altmann, and Councillor Brabant

Absent (1): Councillor Leduc

DEFEATED (0 to 5)

Rules of Procedure

Councillor Cormier moved to waive reading of the resolution.

CARRIED

The following resolution was presented:

PL2026-23

Moved By Councillor Fortin

Seconded By Councillor Lapierre

Resolution regarding the Zoning By-law Amendment

THAT the City of Greater Sudbury denies the application by 1000915850 Ontario Inc. to amend Zoning By-law 2010-100Z by changing the zoning classification from the 'A', Agricultural Zone, to the 'A(S)', Agricultural Special Zone, on lands described as PIN 73345-0288, Parcel 26115, Reference Plan 53R7481 Part 1, Concession 5, Lot 1, Township of

Rayside (3231 Municipal Road 15); PIN 73345-0289, PCL 26116, Reference Plan 53R7481 Part 2, Concession 5, Lot 1, Township of Rayside (3221 Municipal Road 15); and Part of PIN 73345-0001, Parcel 1012, Concession 5, Lot 1, Township of Rayside (3211 Municipal Road 15), as outlined in the report entitled “3211, 3221, & 3231 Municipal Road 15, Blezard Valley”, from the General Manager of Planning and Growth, presented at the Planning Committee meeting on February 23, 2026.

NAYS: (5): Councillor Lapierre, Councillor Fortin, Councillor Cormier, Councillor Landry-Altmann, and Councillor Brabant

Absent (1): Councillor Leduc

DEFEATED (0 to 5)

Rules of Procedure

Councillor Fortin proposed alternate resolutions.

At 1:26 p.m. Committee recessed.

At 1:29 p.m. Committee reconvened.

The following resolution was presented:

PL2026-24

Moved By Councillor Fortin

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury approves the application by 1000915850 Ontario Inc. to amend the City of Greater Sudbury Official Plan by adding Site Specific Policy 21.124 to permit a limited non-agricultural use comprised of a golf driving range, a club house, office, and accessory buildings, as well as one dwelling unit without an agricultural use, with an MDS I setback of 170 m to the nearest livestock facility, on lands described as PIN 73345-0288, Parcel 26115, Reference Plan 53R7481 Part 1, Concession 5, Lot 1, Township of Rayside (3231 Municipal Road 15); PIN 73345-0289, PCL 26116, Reference Plan 53R7481 Part 2, Concession 5, Lot 1, Township of Rayside (3221 Municipal Road 15); and Part of PIN 73345-0001, Parcel 1012, Concession 5, Lot 1, Township of Rayside (3211 Municipal Road 15), as outlined in the report entitled “3211, 3221, & 3231 Municipal Road 15, Blezard Valley”, from the General Manager of Planning and Growth, presented at the Planning Committee meeting on February 23, 2026, subject to the following condition:

1. The Official Plan Amendment may not come into effect until the Holding Provision has been lifted and the Zoning is in effect.

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

Absent (1): Councillor Leduc

CARRIED (5 to 0)

Rules of Procedure

Councillor Cormier moved to waive reading of the resolution.

CARRIED

The following resolution was presented:

PL2026-25

Moved By Councillor Lapierre

Seconded By Councillor Fortin

THAT the City of Greater Sudbury approves the application by 1000915850 Ontario Inc. to amend Zoning By-law 2010-100Z by changing the zoning classification from the 'A', Agricultural Zone, to the 'A(S)', Agricultural Special Zone, on lands described as PIN 73345-0288, Parcel 26115, Reference Plan 53R7481 Part 1, Concession 5, Lot 1, Township of Rayside (3231 Municipal Road 15); PIN 73345-0289, PCL 26116, Reference Plan 53R7481 Part 2, Concession 5, Lot 1, Township of Rayside (3221 Municipal Road 15); and Part of PIN 73345-0001, Parcel 1012, Concession 5, Lot 1, Township of Rayside (3211 Municipal Road 15), as outlined in the report entitled "3211, 3221, & 3231 Municipal Road 15, Blezard Valley", from the General Manager of Planning and Growth, presented at the Planning Committee meeting on February 23, 2026, subject to the following site specific provisions:

1. i) In addition to the uses permitted in an 'A', Agricultural Zone, the following uses are permitted:

- a) a golf driving range with a maximum of 30 tee boxes;
- b) one dwelling unit with a maximum ground floor area of 170 m²;
- c) an office accessory to a golf driving range with a maximum ground floor area of 110 m²;
- d) a club house accessory to a golf driving range with a maximum ground floor area of 245 m² and

e) all other accessory buildings in existence as of the date of the passing by-law

ii) A minimum distance separation (MDS I) of 170 m between the 'A(S)' Zone and the nearest livestock facility;

iii) A minimum of 73 parking spaces for the golf driving range and accessory buildings; and

iv) A minimum building separation distance of 0.9 m

2.A Holding symbol will be placed on the subject lands which shall not be removed by the City of Greater Sudbury until the following conditions have been addressed:

i) the completion of a registered survey to delineate the area to be rezoned;

ii) demonstration of a functional septic system; and

iii) the completion of a Site Plan Control agreement.

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

Absent (1): Councillor Leduc

CARRIED (5 to 0)

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

10. 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 Fraser Extension, Onaping, the second regarding Municipal Road 80, Val Caron in accordance with *Municipal Act, 2001*, par 239 (2)(c). Two recommendations emanated from the meeting.

The following resolution was presented:

PL2026-26

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 Onaping Falls Curling Club for the continued use and occupation of 10 Fraser Extension, Onaping, by way of grant (nil rent), for a five-year term, with an option to renew for an additional five-year term.

CARRIED

The following resolution was presented:

PL2026-27

Moved By Councillor Lapierre

Seconded By Councillor Fortin

THAT the City of Greater Sudbury directs staff to present a by-law to authorize the purchase of a portion of 3013 Municipal Road 80, Val Caron, legally described as part of PIN 73501-2172(LT), being part of Part 1, Plan 53R-13978, Township of Blezard, City of Greater Sudbury, pursuant to Section 30 of the Expropriations Act, and the execution of the documents required to complete the real estate transaction;

AND THAT the acquisition be funded from the MR80 Active Transportation Improvements - Contract account.

CARRIED

11. Managers' Reports

11.1 Greater Sudbury Community Improvement Plan Application – 479-495 Notre-Dame Avenue, Sudbury

The following resolution was presented:

PL2026-28

Moved By Councillor Landry-Altmann
Seconded By Councillor Fortin

THAT The City of Greater Sudbury approves the Greater Sudbury Community Improvement Plan application at 479-495 Notre-Dame Avenue, and directs staff to prepare the necessary by-law, as outlined in the report entitled “Greater Sudbury Community Improvement Plan Application – 479-495 Notre-Dame Avenue, Sudbury” from the General Manager of Planning and Growth, presented at the Planning Committee Meeting of February 23, 2026.

CARRIED

11.2 Greater Sudbury Community Improvement Plan Application – 603 Main Street, Lively

The following resolution was presented:

PL2026-29

Moved By Councillor Landry-Altmann
Seconded By Councillor Lapierre

THAT The City of Greater Sudbury approves the Greater Sudbury Community Improvement application at 603 Main Street Lively, and directs staff to prepare the necessary by-law, as outlined in the report entitled “Greater Sudbury Community Improvement Plan Application – 603 Main Street, Lively” from the General Manager of Planning and Growth, presented at the Planning Committee Meeting of February 23, 2026.

CARRIED

12. Members' Motions

No Motions were presented.

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: 1:41 p.m.

CARRIED