

Minutes

For the Planning Committee Meeting

March 9, 2026
Lionel E. Lalonde Centre
239 Montée Principale, Azilda

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

Councillor Brabant

City Officials Melissa Riou, Director of Planning Services, Alex Singbush, Manager of Development Approvals, Robert Webb, Supervisor of Development Engineering, Wendy Kaufman, Senior Planner, Stephanie Poirier, Senior Planner, Bailey Chabot, Senior Planner, 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 1:00 p.m.

2. Land Acknowledgement

The Chair presented a Land Acknowledgement.

3. Roll Call

A roll call was conducted.

4. Declarations of Pecuniary Interest and the General Nature Thereof

None declared.

5. Public Hearings

5.1 58 Jacobson Drive, Lively

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

Kristin Beites, the agent for the applicant and Anthony Rocca shareholder of Azzuri Development Inc. were present.

Wendy Kaufman, Senior Planner, outlined the report.

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

The agent 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 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:

PL2026-30

Moved By Councillor Fortin

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury approves the application by Azzurri Development Inc. to amend Zoning By-law 2010-100Z by changing the zoning classification from "RU", Rural, to "C2(S)", General Commercial Special, on lands described as PIN 73375-0003, Parcel 10080, Lot 6, Concession 4, Township of Waters, as outlined in the report entitled "58 Jacobson Drive, Lively", from the General Manager of Planning & Growth, presented at the Planning Committee meeting on March 9, 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 a maximum of 20 residential dwelling units with accessory medical office and/or personal service shop. Accessory use(s) shall have a maximum gross floor area of 300 square metres.;

(ii) That a minimum rear yard setback of 6.0 m be provided, where 7.5 m is required; and

(iii) That a minimum privacy yard depth of 6.0 m be provided for a row dwelling, where 7.5 m is required.

2. That an "H", (Holding) symbol be applied to the zoning to prohibit the uses noted in Condition #1 until the following conditions are satisfied:

(i) That sufficient sanitary sewer capacity is or will be available to accommodate the proposed development to the satisfaction of the General Manager of Community Infrastructure; and

(ii) A Record of Site Condition (RSC) has been filed in the Environmental Site Registry that indicates that the lands are suitable for the development of sensitive land uses, to the satisfaction of the Director of Planning Services.

YEAS: (5): Councillor Lapierre, Councillor Fortin, 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.

5.2 4888 Municipal Road 80, Hanmer

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

Andre Gauvin, the applicant was present.

Stephanie Poirier, Senior Planner, outlined the report.

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

The applicant provided comments.

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 to discuss and vote on the application.

The following resolution was presented:

PL2026-31

Moved By Councillor Lapierre

Seconded By Councillor Fortin

Resolution Regarding the Official Plan Amendment

THAT the City of Greater Sudbury denies the application by Andre and Natalie Gauvin to amend the City of Greater Sudbury Official Plan to establish a site-specific policy area to permit the creation of two rural residential lots with minimum lot frontages of 50 m, on lands described as PIN 73504-3224, Parcel 4780 SEC SES, Reference Plan 53R-21906 Parts 1 and 4-7, Part Lot 5, Concession 3, Township of Hanmer, as outlined in the report entitled "4888 Municipal Road 80", from the General

Manager of Planning and Growth, presented at the Planning Committee meeting on March 9, 2026.

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

DEFEATED (0 to 5)

The following resolution was presented:

PL2026-32

Moved By Councillor Lapierre

Seconded By Councillor Fortin

Resolution Regarding the Zoning By-law Amendment

THAT the City of Greater Sudbury denies the application by Andre and Natalie Gauvin to change the zoning classification on the subject lands from "RU", Rural to "RU(S)", Rural Special to permit the creation of two rural residential lots with minimum lot frontages of 50 m, where 90 m is required, on lands described as PIN 73504-3224, Parcel 4780 SEC SES, Reference Plan 53R-21906 Parts 1 and 4-7, Part Lot 5, Concession 3, Township of Hanmer, as outlined in the report entitled "4888 Municipal Road 80", from the General Manager of Planning and Growth, presented at the Planning Committee meeting on March 9, 2026.

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

DEFEATED (0 to 5)

Councillor Lapierre asked for alternate resolutions.

The following alternate resolution was presented:

PL2026-33

Moved By Councillor Lapierre

Seconded By Councillor Fortin

Alternate Resolution:

THAT the City of Greater Sudbury approves the application by Andre and Natalie Gauvin to amend the City of Greater Sudbury Official Plan to establish a site-specific policy area to permit the creation of two rural residential lots with minimum lot frontages of 50 m, on lands described as PIN 73504-3224, Parcel 4780 SEC SES, Reference Plan 53R-21906 Parts 1 and 4-7, Part Lot 5, Concession 3, Township of Hanmer.

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

CARRIED (5 to 0)

The following alternate resolution was presented:

PL2026-34

Moved By Councillor Lapierre

Seconded By Councillor Fortin

Alternate Resolution:

THAT the City of Greater Sudbury approves the application by Andre and Natalie Gauvin to change the zoning classification on the subject lands from "RU", Rural to "RU(S)", Rural Special to permit the creation of two rural residential lots with minimum lot frontages of 50 m, where 90 m is required, on lands described as PIN 73504-3224, Parcel 4780 SEC SES, Reference Plan 53R-21906 Parts 1 and 4-7, Part Lot 5, Concession 3, Township of Hanmer.

YEAS: (5): Councillor Lapierre, Councillor Fortin, 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.

5.3 0 McKenzie Road, Chelmsford

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

Vanessa Smith and Kelly Major, Tulloch Engineering, agents for the applicant were present.

Bailey Chabot, Senior Planner, outlined the report.

The Planning Department staff responded to questions from the 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 following concerned area resident provided comments to the Committee members:

Aurel Gervais

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 to discuss and vote on the application.

The following resolution was presented:

PL2026-35

Moved By Councillor Lapierre

Seconded By Councillor Fortin

THAT the City of Greater Sudbury denies the application by Lisa Tarini to amend the City of Greater Sudbury Official Plan to permit the creation of three (3) new rural residential lots on McKenzie Road, Chelmsford, where three lots have already been created from the parent parcel since June 14, 2006 on lands described as PIN 73350-0596, Parts 1 & 2 on RP 53R18816, Lot 6, Concession 3, Township of Balfour as outlined in the report entitled "0 McKenzie Road, Chelmsford", from the General Manager of Planning and Growth presented at the Planning Committee meeting on March 9, 2026.

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

DEFEATED (0 to 5)

Councillor Fortin asked for an alternate resolution.

The following alternate resolution was presented:

PL2026-36

Moved By Councillor Fortin

Seconded By Councillor Leduc

Alternate Resolution:

THAT the City of Greater Sudbury approves the application by Lisa Tarini to amend the City of Greater Sudbury Official Plan to permit the creation of three (3) new rural residential lots on McKenzie Road, Chelmsford, where three lots have already been created from the parent parcel since June 14, 2006 on lands described as PIN 73350-0596, Parts 1 & 2 on RP 53R18816, Lot 6, Concession 3, Township of Balfour.

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

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.

6. Consent Agenda

The following resolution was presented:

PL2026-37

Moved By Councillor Lapierre

Seconded By Councillor Landry-Altman

THAT the City of Greater Sudbury approves Consent Agenda items 6.1.1 to 6.1.4.

CARRIED

The following are the Consent Agenda items:

6.1 Routine Management Reports

6.1.1 Mariposa Subdivision, Sudbury

PL2026-38

Moved By Councillor Lapierre

Seconded By Councillor Landry-Altman

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 Part of Parcel 10382, Lot 4, Concession 5, Township of Broder, File # 780-6/88019, in the report entitled "Mariposa Subdivision, Sudbury" from the General Manager of Planning and Growth, presented at the meeting of March 9, 2026, as follows:

1. By deleting Condition #16 and replacing it with the following: "16. That this draft approval shall lapse on June 6, 2027."
2. By deleting Condition #49 in its entirety and replacing it with an updated version of the standard stormwater management condition and its associated requirements, as requested by Engineering Services.
3. In Condition #12, by replacing instance of "General Manager of Growth and Infrastructure" with "General Manager of Planning & Growth".
4. In Condition #20, by replacing instance of "General Manager of Growth and Infrastructure" with "Director of Planning Services" and adding "and Conservation Sudbury" at the end of sentence number four.
5. In Conditions #17, #31, #32, #33, #34, #36, #45 and #48, by replacing all instances of "General Manager of Growth and Infrastructure" with "General Manager of Community Infrastructure".
6. In Condition #46, by replacing "Deleted" with the following: "Prior to any vegetation removal or other site alteration on the subject lands, the owner shall consult with the Ministry of Natural Resources (MNR) with respect to the presence of any species at risk under the Endangered Species Act. The owner shall demonstrate to the satisfaction of the Director of Planning Services

that all requirements set out by MNR under the Endangered Species Act have been satisfied.”

7. That the following note be added to the ‘notes’ section of the draft plan conditions: “The applicant is advised that compliance with the federal Migratory Bird Convention Act, 1994, the federal Fisheries Act, 1985, the provincial Fish and Wildlife Conservation Act, 1997, and the provincial Endangered Species Act, 2007, is their sole responsibility.”

CARRIED

6.1.2 Telecommunication Tower Proposal – 0 Barry Downe Road, Sudbury

PL2026-39

Moved By Councillor Lapierre

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury direct the City’s Designated Municipal Officer to indicate a position of concurrence to Innovation, Science and Economic Development Canada with respect to the proposed radio-communication and broadcasting antenna system as described in this report that is to be located on those lands known and described as PIN 73602-0549, Part Lot 1, Concession 6, Township of McKim (0 Barry Downe Road, Sudbury).

CARRIED

6.1.3 Twin Lakes Subdivision, Sudbury

PL2026-40

Moved By Councillor Lapierre

Seconded By Councillor Landry-Altmann

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 Parcel 49532 SES, Lots 163-165, Plan M-423, Lot 2, Concession 2, Township of McKim, File # 780-6/03001, in the report entitled “Twin Lakes Subdivision, Sudbury” from the General Manager Planning and Growth, presented at the meeting of March 9, 2026, as follows:

1. By deleting Condition #20 and replacing it with the following:

“20. That this draft approval shall lapse on March 24, 2028.”

2. In Conditions #11, #12, by replacing all instances of “General Manager of Growth and Infrastructure” with “General Manager of Planning & Growth.”

3. In Conditions #17, #19, #21a), #27, #28, #29, #43, #45, #45f), #47, #49 by replacing all instances of “General Manager of Growth and Infrastructure” with “General Manager of Community Infrastructure”.

4. That the following note be added to the ‘notes’ section of the draft plan conditions:

“The applicant is advised that compliance with the federal Migratory Bird Convention Act, 1994, the federal Fisheries Act, 1985, the provincial Fish and Wildlife Conservation Act, 1997, and the provincial Endangered Species Act, 2007, is their sole responsibility.”

CARRIED

6.1.4 Willow Ridge Estates Subdivision, Sudbury

PL2026-41

Moved By Councillor Lapierre

Seconded By Councillor Landry-Altmann

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 Part of Parcel 47429 S.E.S. and Parts 4 and 5, Plan 53R-17363, Lots 3 and 4, Concession 6, Township of Broder, File # 780-6/02006, in the report entitled “Willow Ridge Estates Subdivision, Sudbury”, from the General Manager of Planning & Growth, presented at the Planning Committee meeting on March 9, 2026 as follows:

1. In Conditions #12, 13, 29, and 33 by replacing all instances of “General Manager of Growth and Infrastructure” with “General Manager of Planning & Growth”:

2. In Conditions #16, 26, 27, 28, 34, 45, 46, and 48 by replacing all instances of “General Manager of Growth and Infrastructure” with “General Manager of Community Infrastructure”.

3. By deleting Condition #31 and replacing it with the following:

“31. That this draft approval shall lapse on April 23, 2028.”

4. By deleting Condition #41.

5. In Condition #48, by replacing the first sentence with the following:

That the owner obtain approval from the Nickel District Conservation Authority for the placement of fill, the alteration of existing grades or any construction activity at this location under

Ontario Regulation 41/24 of the Conservation Authorities Act prior to the proposed works.

6. By adding a new Note #2:

“2. The applicant is advised that compliance with the federal Migratory Bird Convention Act, 1994, the provincial Fish and Wildlife Conservation Act, 1997, and the provincial Endangered Species Act, 2007, is their sole responsibility.”

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: 2:15 p.m

CARRIED