THE CORPORATION OF THE MUNICIPALITY OF KILLARNEY

Special Meeting of Council
In Person/ZOOM
Municipal Council Chambers
October 14th, 2026
4:30 P.M.

PRESENT: ***MAYOR:*** **Michael Reider**

COUNCILLORS: **Mary Bradbury** **Dave Froats** ***(joined at 4:37 PM)***
Robert Campbell **Nikola Grubic**

ABSENT: ***COUNCILLOR:*** **Peggy Roque**

DISCLOSURE: **Nil**

STAFF: **Clerk-Treasurer – Candy Beauvais**
Deputy Clerk-Treasurer – Gilles Legault
Administrative Assistant – Angie Nuziale
Project Coordinator – Brandon Hiddink

MEMBERS OF PUBLIC: **0 (In Person)/0 (ZOOM)**

GUESTS: **Matthew Dumont, Director of Planning - Sudbury East Planning Board**
RE: Zoning By-Law Amendment *(via ZOOM)*
SEPB File Nos. B/28-30/26/KL & ZBA 26-13 KL
(Intertrade Machinery Ltd.)

Mayor Reider called the meeting to order at 4:30 P.M., proceeded with roll call and acknowledged meeting on aboriginal land.

The Mayor proceeded to ask Council if there were any declarations of pecuniary interest. Each councillor announced they had no disclosure.

Mayor Reider presented the procedure for the public hearing as indicated below:

The Mayor stated that this Special Meeting was scheduled in order to hold a Public Hearing to discuss a Zoning By-law Amendment:

Application Nos. B/28-30/26/KL & ZBA 26-13 KL (Intertrade Machinery Ltd.)

The Planning Act requires that a Public Hearing be held before Council decides whether or not to pass a Zoning By-law Amendment. The Public Hearing serves two purposes: first, to present to Council and the public the details and background to a proposed rezoning; and second, to receive comments from the public and agencies before a Council decision is made.

Mayor Reider stated that Mr. Dumont will provide a summary of the applications. From there, the applicant will be requested to make a presentation, followed by questions from the public, either in favor or against the proposal. Council will then have the opportunity to question the applicant, the Director of Planning, or anyone giving presentations. The Zoning By-law Amendment will then be considered by Council later this evening.

The Mayor asked Mr. Dumont to advise how notice was provided.

Mr. Dumont stated the Notice of the Public Hearing was posted in the Municipal Office and was sent by Mail to the assessed owners within 120 metres of the property subject for the proposed Zoning By-law Amendment, and to those persons and agencies likely to have an interest in the application. The Notice was sent on September 22nd, 2026 (being over twenty (20) days prior to this evening's meeting).

Included with the Notice was an explanation of the purpose and effect of the proposed Zoning By-law Amendment and a key map showing the location of the property.

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The Mayor then declared this portion of the Hearing to be a Public Hearing to deal with **Application Nos. B/28-30/26/KL & ZBA 26-13 KL (Intertrade Machinery Ltd.)** requested Mr. Dumont to summarize the purpose and effect of the proposed Zoning By-law Amendment and provide any additional information and correspondence relevant to the application.

Description of the Application

Mr. Dumont stated the Sudbury East Planning Board has received three concurrent consent applications and a related Zoning By-law Amendment application for the property municipally known as 6 Gauthier Station Road in the Municipality of Killarney.

The consent applications propose to create three new lots from the southern portion of the subject property. The proposed lot dimensions are as follows:

• Proposed Lot 1: approximately 1.2 hectares in area with approximately 47 metres of frontage on Gauthier Station Road;
• Proposed Lot 2: approximately 0.80 hectares in area with approximately 60 metres of frontage on Gauthier Station Road; and
• Proposed Lot 3: approximately 0.80 hectares in area with approximately 60 metres of frontage on Gauthier Station Road.

The proposed retained parcel, consisting of the northern portion of the subject property, will have an area of approximately 10.9 hectares and approximately 412 metres of frontage on Gauthier Station Road.

The retained parcel is being developed with an approximately 5,000-square-foot motor vehicle and equipment repair shop for which a building permit has reportedly been issued and construction is underway. The three proposed severed lots are currently vacant and will be located well away from the existing commercial operation on the retained parcel.

The related Zoning By-law Amendment application proposes to rezone the three severed lots from the Highway Commercial (CH) Zone to the Residential Rural (RR) Zone to permit their future use for residential purposes. Proposed Lot 1 would be rezoned to a site-specific Residential Rural Exception Zone to permit a minimum lot frontage of 47 metres, whereas a minimum frontage of 60 metres is required.

OFFICIAL PLAN:

Section 7.3.2 of the Official Plan contains the policies applicable to the creation of new lots by consent. The policies address matters including the number of lots created, compatibility, orderly and efficient use of land, lot size and dimensions, access from a year-round publicly maintained road, private servicing and development constraints. The applications propose three new residential rural lots and do not require a new municipal road or extension of municipal services. Each proposed lot will have frontage on Gauthier Station Road, and the Ministry of Transportation has advised that it has no objection to the severances, subject to its applicable permit and approval requirements.

The proposed lots will be serviced by individual private sewage and water services. Section 6.2.5 permits development in the Rural Area on private services where site conditions are suitable for their long-term provision without negative impacts. Public Health Sudbury & Districts has concluded that the proposed severed and retained parcels are capable of accommodating septic tanks and leaching beds. A letter from Houle Well Drilling has also been submitted indicating that drilling wells to provide suitable water for the proposed lots is not anticipated to be problematic. In addition, Rock Solid Septic Inc. has confirmed that it is able to provide the sewage pumping services required to maintain Class 4 sewage systems on the subject property.

Natural heritage features are also an important consideration. An Environmental Impact Study (EIS) prepared by Pinchin Ltd. identified Open Fen and Shrub Fen wetland communities, together with intermittent and permanent aquatic/watercourse features on the property. The proposed lot configuration was revised in response to these findings, and the resulting concept identifies potential development areas, building envelopes and driveway locations for the three severed parcels.

Pinchin concluded that the proposed severances are unlikely to result in negative impacts to the natural heritage features or their ecological functions, provided the recommended setbacks, avoidance measures and best management practices are implemented. These recommendations can be addressed through the conditions of consent to ensure that future development occurs in accordance with the EIS. Planning staff are satisfied that the proposed consents and related Zoning By-law Amendment conform to the Provincial Planning Statement and the Municipality's Official Plan.

ZONING BY-LAW:

Current Zoning: Highway Commercial (CH) Zone

Proposed Zoning: Proposed Severed Lot 1 – Residential Rural Special Provision 21 (RR-S21) Zone
Proposed Severed Lots 2 and 3 – Residential Rural (RR) Zone
Retained Lands – Highway Commercial (CH) Zone

The subject property is currently zoned Highway Commercial (CH) under Zoning By-law 2014-29 of the Municipality of Killarney. The proposed Zoning By-law Amendment would rezone the three proposed severed parcels to permit their future use for residential rural purposes, while the retained lands would remain zoned Highway Commercial (CH).

The Residential Rural (RR) Zone permits a single detached dwelling and requires a minimum lot area of 0.8 hectares and minimum lot frontage of 60 metres. Proposed Severed Lots 2 and 3, each having an area of approximately 0.8 hectares and frontage of approximately 60 metres, comply with the minimum lot area and frontage requirements of the RR Zone. Killarney Zoning By-law 2014-29.

Proposed Severed Lot 1 has an area of approximately 1.2 hectares and frontage of approximately 47 metres. While the proposed lot exceeds the minimum lot area requirement, a site-specific provision is required to permit a reduced minimum lot frontage of 47 metres, whereas 60 metres is otherwise required. Accordingly, Proposed Severed Lot 1 is proposed to be rezoned to the Residential Rural Special Provision 21 (RR-S21) Zone.

The retained lands will continue to be zoned Highway Commercial (CH) and will accommodate the existing commercial use. Based on the submitted site information, the commercial building is located approximately 80 metres from the proposed residential lot boundary, exceeding the applicable 45-metre separation requirement of the CH Zone.

Planning staff are satisfied that the proposed zoning appropriately implements the intended residential use of the three severed parcels. Proposed Lots 2 and 3 comply with the applicable RR Zone lot standards, while the site- specific provision for Proposed Lot 1 appropriately recognizes its reduced frontage. The retained lands will continue to be appropriately zoned Highway Commercial (CH).

AGENCY REVIEW:

This application was circulated to those agencies that were considered to have an interest in the proposal. The following comments were received:

Clerk/Treasurer: no issues.
Public Works Superintendent: no issues.
Fire Department: no issues.
Building Department: no issues.

No other comments were received as of the date this report was written. The application for consent is consistent with the 2024 Provincial Planning Statement, conforms with the intent of the Official Plan for the Sudbury East Planning Area and the Zoning By-law for the Municipality of Killarney, therefore can be supported from planning perspective.

Mayor asked if the applicant's agent had a presentation that he wanted to make.

The applicant was not present.

Mayor asked if the public had any questions or comments.

No comments from the public.

Mayor asked if Council had any questions or comments.

No comments from Council.

Since there were no further comments or questions, the Mayor declared the Public Hearing to be concluded, and the by-law amendment would be considered by Council later in the evening.

The Mayor advised that **A SPECIFIED PERSON, PUBLIC BODY, OR REGISTERED OWNER** may appeal the by-law to the Ontario Land Tribunal by filing a notice of appeal with the Clerk of the Municipality of Killarney no later than April 2nd, 2025. The notice of appeal must set out the reasons for the appeal, and must be accompanied by the required fee, which is prescribed under the Ontario Land Tribunal Act, 2017. This fee should be made payable to the Minister of Finance. All comments will be treated as public records and given out upon request.

26-339 BY ROBERT CAMPBELL – DAVE FROATS

BE IT RESOLVED THAT the Special Meeting of Council held October 14th, 2026 to consider a proposed zoning by-law amendment for Application numbers B/28-30/26/KL and ZBA26-13KL (Intertrade Machinery Ltd.) be adjourned at 4:43 P.M.

FURTHER THAT the by-law will be addressed at the Regular Meeting later this evening.

Resolution Result	Recorded Vote		
	Council Members	YES	NO
■ CARRIED	Mary Bradbury		
☐ DEFEATED	Robert Campbell		
☐ TABLED	Dave Froats		
☐ RECORDED VOTE (SEE RIGHT)	Nikola Grubic		
☐ PECUNIARY INTEREST DECLARED	Michael Reider		
☐ WITHDRAWN	Peggy Roque		

ORIGINAL DOCUMENT SIGNED

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Michael Reider, Mayor

ORIGINAL DOCUMENT SIGNED

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Candy Beauvais, Clerk-Treasurer