

THE CORPORATION OF THE MUNICIPALITY OF KILLARNEY

Special Meeting of Council
In Person/ZOOM
Municipal Council Chambers
April 8th, 2026
4:30 P.M.

PRESENT: *MAYOR:* Michael Reider
COUNCILLORS: Mary Bradbury Dave Froats Peggy Roque
Robert Campbell Nikola Grubic

ABSENT: Nil

DISCLOSURE: Nil

STAFF: Clerk-Treasurer – Candy Beauvais
Deputy Clerk-Treasurer – Gilles Legault
Administrative Assistant – Angie Nuziale
Tax/Utility Clerk – Julie Solomon
By-Law Enforcement Officer – Connor West

MEMBERS OF PUBLIC: 4 (In Person)/0 (ZOOM)

GUESTS: Matthew Dumont, Director of Planning - Sudbury East Planning Board
RE: Zoning By-Law Application – SEPB No. ZBA 26-04 KL
(Mary Pilla, Maddalena Rumble & John Pablo Garcia)

Mayor Reider called the meeting to order at 4:35 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 No. ZBA 26-04 KL (Mary Pilla, Maddalena Rumble & John Pablo Garcia)

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 March 11th, 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.

The Mayor then declared this portion of the Hearing to be a Public Hearing to deal with **Application No. ZBA 26-04 KL (Mary Pilla, Maddalena Rumble & John Pablo Garcia)** 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.

Mr. Dumont stated the subject property is currently zoned Institutional One (I1) under Zoning By-law 2014-29 of the Municipality of Killarney. The property is located along Charles Street in the Community of Killarney and contains a one-storey building that was formerly operated as an Ontario Provincial Police (OPP) detachment. The property was recently listed for sale and has since been purchased by new owners.

The new owners intend to convert the existing building into a single detached dwelling for residential use.

The site has a lot area of approximately 0.34 hectares, with approximately 45.6 metres of frontage on Charles Street. The property has an existing entrance that will continue to provide access to the site.

The proposed amendment seeks to rezone the property from Institutional One (I1) to Residential One (R1) to permit the conversion of the existing building to a single-family residential dwelling.

PPS 2024:

- **Policy 2.3.1.1:** Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.
- **Policy 2.3.1.2:** Land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources and support the use of existing or planned infrastructure.
- **Policy 2.3.1.4:** Appropriate development standards should facilitate intensification, redevelopment, and compact form within settlement areas.
- **Policy 4.3.2:** Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas.

OFFICIAL PLAN:

MIXED USE COMMERCIAL

Planning staff are of the opinion that the proposal conforms to the policies of the Official Plan, particularly with respect to the Mixed-Use Commercial designation, which permits a variety of land uses including residential uses and encourages redevelopment of existing buildings within settlement areas.

Specifically, the proposal aligns with the following policies:

- Mixed Use Commercial areas as locations that permit a variety of commercial uses as well as residential uses.
- Recognizes that existing low density residential development may be permitted within Mixed Use Commercial areas, reflecting the mixed-use character of these areas.
- Encourages redevelopment of vacant and underutilized properties within commercial areas.
- Development within Mixed Use Commercial areas is intended to support investment and revitalization within community commercial areas.

The proposed rezoning represents the adaptive reuse of an existing building within the serviced Community of Killarney and is consistent with the intent of the Sudbury East Planning Boards Official Plan to support a range of uses and redevelopment opportunities within Mixed Use Commercial areas.

ZONING BY-LAW:

Current Zoning: Institutional One (I1)

Proposed Zoning: Zone Residential One (R1) Zone

Residential One (R1) Zone permits a range of residential uses including single detached dwellings, semi-detached dwellings, duplex dwellings, bed and breakfast establishments, group homes, home occupations, and private home daycares.

The subject property has a lot area of approximately 0.34 hectares and lot frontage of approximately 45.6 metres on Charles Street and is serviced by municipal water and sanitary sewer services.

Under the provisions of the Residential One (R1) Zone, the minimum lot frontage for properties serviced by municipal sewer is 18.0 metres and the minimum lot area is 0.15 hectares. The subject property exceeds both the minimum lot frontage and lot area requirements.

The R1 Zone also establishes development standards for dwellings including minimum yard setbacks, maximum lot coverage of 30 percent, and a maximum building height of 11.0 metres, as well as regulations governing accessory buildings. The existing structure and proposed residential use can reasonably comply with these provisions.

Planning staff are satisfied that the subject property is of sufficient size to accommodate the requirements of the Residential One (R1) Zone, and that the proposed rezoning will permit residential development that is compatible with surrounding land uses.

AGENCY REVIEW:

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

Chief Administrative Officer/Clerk/Treasurer: will water and sewer connections be altered/changed and if so, the municipality will need to approve to proposed connection.

Public Works Superintendent: no comment.

Fire Department: no issues.

Building Department: Building permits will be permitted to convert the building.

Ministry of Transportation: An MTO Building/Land Use Permit is required for the placement of any new buildings and structures as well as any site grading/paving taking place on the subject property. Please direct any inquires to Michelle.lavallee@ontario.ca

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 applicants were present. The applicant reiterated the purpose of the purchase.

Mayor asked if the public had any questions or comments.

No comments from the public.

Mayor asked if Council had any questions or comments.

Questions and comments from Councillor Campbell and Councillor Bradbury were addressed by the Clerk and the Planner.

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.

26-114 BY PEGGY ROQUE – ROBERT CAMPBELL

BE IT RESOLVED THAT the Special Meeting of Council held April 8th, 2026 to consider a proposed zoning by-law amendment for Application - SEPB File No. ZBA26-04KL (Mary Pilla, Maddalena Rumble & John Pablo Garcia) be adjourned at 4:52 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
<input checked="" type="checkbox"/> CARRIED	Mary Bradbury		
<input type="checkbox"/> DEFEATED	Robert Campbell		
<input type="checkbox"/> TABLED	Dave Froats		
<input type="checkbox"/> RECORDED VOTE (SEE RIGHT)	Nikola Grubic		
<input type="checkbox"/> PECUNIARY INTEREST DECLARED	Michael Reider		
<input type="checkbox"/> WITHDRAWN	Peggy Roque		

ORIGINAL DOCUMENT SIGNED

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Michael Reider, Mayor

ORIGINAL DOCUMENT SIGNED

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Candy Beauvais, Clerk-Treasurer