

**THE THIRD MEETING OF THE COMMITTEE OF THE WHOLE -
PLANNING OF THE CITY OF GREATER SUDBURY**

Council Chamber
Tom Davies Square

Tuesday, February 20th, 2001
Commencement: 7:05 p.m.
Adjournment: 8:25 p.m.

COUNCILLOR DAVE KILGOUR PRESIDING

<u>Present</u>	Councillors Bradley; Callaghan (A7:12 pm); Courtemanche; Craig; Dupuis; Gainer (A7:15 pm); Lalonde; McIntaggart; Portelance
<u>Staff</u>	J. Rule, Chief Administrative Officer; D. Nadorozny, General Manager of Economic Development & Planning; A. Potvin, Acting Director of Planning Services; G. Clausen, Director of Engineering Services; L. Moulaison, Planning Technician; J. Lahti, Legal Services; A. Haché, Deputy City Clerk; G. Ward, Council Secretary
<u>News Media</u>	The Box
<u>Declarations of Pecuniary Interest</u>	None declared.

PUBLIC HEARING

REZONING APPLICATION TO PERMIT OFFICES AND ADDITIONAL DWELLING UNITS IN CONJUNCTION WITH A PRIVATE NON-PROFIT LODGE, 845 REGENT STREET, SUDBURY - BEDROCK MASONIC TEMPLE CORPORATION

The Committee of the Whole - Planning meeting was adjourned and the Public Hearing was opened to deal with the following application.

Report dated February 12, 2001 was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding a rezoning application to permit offices, and additional dwelling units in conjunction with a private non-profit lodge, 8445 Regent Street, Sudbury - Bedrock Masonic Temple Corporation.

The Acting Director of Planning Services outlined the application to the Committee.

Mr. Bill Groom and Mr. George White were present. Mr. Groom addressed the Committee indicating he was satisfied with the staff recommendation.

No objectors were present.

REZONING APPLICATION TO PERMIT OFFICES AND ADDITIONAL DWELLING UNITS IN CONJUNCTION WITH A PRIVATE NON-PROFIT LODGE, 845 REGENT STREET, SUDBURY - BEDROCK MASONIC TEMPLE CORPORATION (Continued)

The Public Hearing concerning this matter was closed and the Committee of the Whole - Planning resumed in order to discuss and vote on the application.

2001-19 Bradley/Portelance: That the application by Bedrock Masonic Temple Corporation to amend By-law 95-500Z being the Comprehensive Zoning By-law for the (former) City of Sudbury from "I-2", Special Institutional to a *revised* "I-Special", Special Institutional with respect to those lands described as being Parcel 46211 S.E.S. being Part of Block "A", Plan M-99, Parts 1 to 4 inclusive, Plan 53R-9544 in Lot 7, Concession 2, Township of McKim be recommended for approval subject to the following condition:

1. That the only permitted uses shall be as follows:
 - i) not more than 13 dwelling units;
 - ii) office uses, within the existing building only;
 - iii) assembly hall and meeting rooms for private non-profit clubs or lodges;
 - iv) uses accessory to the above.

CONCURRING MEMBERS: Councillors Bradley, Callaghan, Courtemanche, Craig, Dupuis, Gainer, Lalonde, McIntaggart, Portelance, Kilgour

CARRIED

REZONING APPLICATION TO PERMIT A COMMERCIAL RECREATION CENTRE AS A TEMPORARY USE, 398 LLOYD STREET, SUDBURY - DONI REALTY LTD.

The Committee of the Whole - Planning meeting was adjourned and the Public Hearing was opened to deal with the following application.

Report dated February 20, 2001 was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding a rezoning application to permit a commercial recreation centre as a temporary use, 398 Lloyd Street, Sudbury - Doni Realty Ltd.

The Acting Director of Planning Services outlined the application to the Committee.

Mr. Frank Doni, 1635 Gary Street, Sudbury was present and indicated he was satisfied with the staff recommendation. However, he would prefer if the temporary zoning was for a three-year period instead of two.

REZONING APPLICATION TO PERMIT A COMMERCIAL RECREATION CENTRE AS A TEMPORARY USE, 398 LLOYD STREET, SUDBURY - DONI REALTY LTD. (Continued)

The Acting Director of Planning Services advised the original application was for a temporary period of three years. However, in order to determine if there would be parking problems in the area as a result of this business, the former Regional Council approved the application for twelve months. Mr. Doni was now requesting approval for the additional two year period. He pointed out that the applicant was not required to pay another rezoning application fee and was only required to pay the costs of public notice.

The Committee questioned whether Council had the authority to grant a temporary use by-law for a three-year term as requested in the original application.

The Acting Director of Planning Services advised Council could grant a three-year temporary use by-law.

No objectors were present.

The Public Hearing concerning this matter was closed and the Committee of the Whole - Planning resumed in order to discuss and vote on the application.

2001-20 Bradley/Portelance: That the application by Doni Realty Ltd., the owner of Parcel 1015 S.E.S., being Lot 38, Plan M-103 except Part II of Plan D-455, Lot 4, Concession 4, Township of McKim, to permit a commercial recreation centre being a hockey skills training facility within an accessory structure on the subject property for a maximum temporary period of thirty-six (36) months, pursuant to Section 39 of The Planning Act be approved subject to the following:

1. That four (4) parking spaces be provided and maintained on the subject property to the satisfaction of the Director of Planning Services.

CONCURRING MEMBERS: Councillors Bradley, Callaghan, Courtemanche, Craig, Dupuis, Gainer, Lalonde, McIntaggart, Portelance, Kilgour

CARRIED

**REZONING APPLICATION TO PERMIT THE PARKING OF TAXI CABS FOR A TEMPORARY
MAXIMUM PERIOD OF THREE YEARS, BLOOR STREET, SUDBURY - SERBIAN CHURCH OF
ST. PETER AND PAUL**

The Committee of the Whole - Planning meeting was adjourned and the Public Hearing was opened to deal with the following application.

Report dated February 13, 2001 was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding a rezoning application to permit the parking of taxi cabs for a temporary maximum period of three years, Bloor Street, Sudbury - Serbian Church of St. Peter and Paul.

The Acting Director of Planning Services outlined the application to the Committee.

Mr. B. Nikolic, new President of the Serbian Church of St. Peter and Paul, was present and indicated he was satisfied with the staff recommendation. He indicated that he would speak to the owner of the taxi company and assured the Committee that any derelict vehicles on the subject property would be removed by the spring of this year.

No objectors were present.

The Public Hearing concerning this matter was closed and the Committee of the Whole - Planning resumed in order to discuss and vote on the application.

2001-21 Portelance/Bradley: That the application by the Serbian Church of St. Peter and Paul for a temporary use by-law in accordance with Section 39 of the Planning Act to permit "the parking of taxi cabs for a maximum period of three (3) years" on Parts 3 to 6, Plan 53R-15512 in Lot 6, Concession 4, McKim Township, as an exception to the "R4-23", Multiple Residential Special zoning that applies to the subject property under By-law 95-500Z being the Zoning By-law for the former City of Sudbury be approved.

CONCURRING MEMBERS: Councillors Bradley, Callaghan, Courtemanche, Craig, Dupuis, Gainer, Lalonde, McIntaggart, Portelance, Kilgour

CARRIED

PART I
CONSENT AGENDA

The following resolution was presented to adopt Items C-1 to C-2 inclusive contained in Part I, Consent Agenda:

2001-22 Portelance/Bradley: That Consent Agenda Items C-1 to C-2 inclusive contained in the Consent Agenda, be adopted.

CARRIED

MINUTES

Item C-1
Report No. 1
V.E.T.A.C.
2001-01-10

2001-23 Portelance/Bradley: That Report #3, Vegetation Enhancement Technical Advisory Committee Minutes of January 10, 2001, be adopted.

CARRIED

ROUTINE MANAGEMENT REPORTS

Item C-2
Extension to Draft
Approval - Draft Plan
of Subdivision -
1991 Maley Drive

Report dated February 12, 2001 from the Director of Planning Services and the General Manager Economic Development and Planning Services regarding an extension to draft approval - draft plan of subdivision, 1991 Maley Drive, Sudbury - Adam & Eve's Garden & Patio Centre was received.

The following resolution was presented:

2001-24 Portelance/Bradley: That upon payment of the processing fee of \$1,395.50 prior to the June 4th, 2001 lapsing date, the conditions of draft approval of the draft plan of subdivision of Parcels 760 N.W.S. and 2786 S.E.S. and Part of Block F, Plan M-1005, in Lot 11 Concession 6, Neelon Township, File 780-6/97001 shall be amended as follows:

- a) By deleting Condition #10 and replacing it with the following:

"10. That this draft approval shall lapse on June 4th, 2004."
- b) That, as required, the conditions of draft approval be amended to address municipal restructuring and the creation of the City of Greater Sudbury.

CARRIED

PART II
REGULAR AGENDA

REFERRED AND DEFERRED MATTERS

Item R-1
Rezoning Application -
Permit Seasonal
Dwellings or Camping
Sites interchangeably
1586 Fairbank East
Road

Report dated January 30, 2001 from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding a rezoning application to permit seasonal dwellings or camping sites interchangeably up to a combined total of ten (10), 1586 Fairbank East Road, Fairbank Township (Fairbank Lake Resort) - Tony Woodward, was received.

Report dated February 14, 2001 from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding a request for information regarding private septic systems was received for information.

Report dated February 14, 2001 from Councillor Eldon Gainer, Ward 1, City of Greater Sudbury, regarding results of meeting held with the applicant, Tony Woodward (owner of Fairbank Lake Resort) and the Fairbank Lake Campers' Association Members was received for information.

Fact sheet and information package involving applications for a sewage system permit from the Sudbury and District Health Unit was received for information.

It was noted that the Committee of the Whole - Planning, at their meeting of February 6, 2001, **deferred** this matter for two weeks in order that a report regarding information on private septic systems could be prepared and in order that a meeting could be held between the applicant and the Fairbank Lake Campers' Association to resolve issues. (Refer to above-noted reports.)

The Committee Chair pointed out that the public hearing was held at the February 6, 2001 meeting and there would be no public input at this meeting.

The following resolution was presented:

2001-25 Portelance/Bradley: That the application by Tony Woodward to amend By-law 83-303 being the Zoning By-law for the former Town of Walden by changing the zoning classification of Parcel 29285, being Part 1, Plan 53R-12267, in Lot 10, Concession 1, Fairbank Township from "C7-1", Resort Commercial Special to a revised "C7-Special", Resort Commercial Special to permit "ten seasonal dwellings or ten camping sites interchangeably in any combination provided that the combined total of seasonal dwellings plus camping sites does not exceed ten", be approved.

Item R-1
Rezoning Application -
Permit Seasonal
Dwellings or Camping
Sites interchangeably
1586 Fairbank East
Road
(Continued)

CONCURRING MEMBERS: Councillors Bradley, Callaghan,
Courtemanche, Craig, Dupuis, Gainer, Lalonde, McIntaggart,
Portelance, Kilgour

CARRIED

ANNOUNCEMENT

Scheduled Meeting

Councillor Kilgour announced the Committee of the Whole -
Planning meeting scheduled to take place on Tuesday, March 6th,
2001 at 7:00 p.m. had been **cancelled** and would not be
rescheduled.

Adjournment

2001-26 Portelance/Bradley: That we do not adjourn. Time: 8:25
p.m.

CARRIED

Deputy City Clerk

Chair Dave Kilgour