

THE FOURTH MEETING OF THE COMMITTEE OF THE WHOLE - PLANNING
OF THE CITY OF GREATER SUDBURY

Council Chambers
Tom Davies Square

Tuesday, March 20, 2001
Commencement: 6:49 p.m.
Adjournment: 8:40 p.m.

ACTING DEPUTY MAYOR RON DUPUIS PRESIDING

Present Councillors Bradley (A. 6:55 p.m.), Callaghan (A. 7:12 p.m.), Courtemanche, Davey (A. 6:55 p.m.), Gainer, Lalonde, McIntaggart, Petryna, Portelance, Chair Kilgour

Staff D. Belislé, General Manager, Public Works/Acting Chief Administrative Officer; B. Lautenbach, Director of Planning Services; A. Potvin, Manager of Development Services; R. Swiddle, Director of Legal Services/City Solicitor; D. Braney, Property Negotiator/Appraiser; R. Hortness, Co-ordinator of Traffic and Transportation; L. Moulaison, Planning Technician; A. Haché, Deputy City Clerk; S. Hotti, Recording Secretary

Media The Box, MCTV, Sudbury Star

Declarations of Pecuniary Interest None declared.

"In-Camera" 2001-27 Portelance-Courtemanche: That we move "In-Camera" to deal with those matters which fall within Article 15.5 of the Procedural Rules.

CARRIED

Recess At 6:52 p.m., Committee of the Whole - Planning recessed.

Reconvene At 7:01 p.m., Committee of the Whole - Planning reconvened.

CHAIR DAVE KILGOUR PRESIDING

MATTERS ARISING FROM THE "IN-CAMERA" SESSION

Rise and Report Acting Deputy Mayor Dupuis reported that the Committee of the Whole - Planning had met to deal with matters falling within Article 15.5 of the Procedural Rules and the following resolution had emanated therefrom:

Knights of Columbus Expropriation Settlement Report dated March 15, 2001 was received from the Director of Legal Services/City Solicitor and the General Manager, Corporate Services regarding Knights of Columbus - expropriation settlement.

Cont'd...

MATTERS ARISING FROM THE “IN-CAMERA” SESSION (Cont’d)

Knights of Columbus Expropriation Settlement (Cont’d) 2001-28 Portelance-Courtemanche: That the Corporation of the City of Greater Sudbury approve a final settlement of \$8,762.91 (maximum) plus applicable taxes, for the expropriation of Part 4, Plan RD-125 owned by the Knights of Columbus Home Association, under the terms and conditions outlined in the report dated March 15, 2001 from the Director of Legal Services/City Solicitor and the General Manager, Corporate Services with funds from the former Regional Financing Reserve Fund - Roads,

That Part 1, 2 and 3 on an unregistered plan drafted by Terry Del Bosco, O.L.S. (file: 5596), be declared surplus and the same, being part of Brady Street, be stopped-up, closed and transferred for a nominal consideration in accordance with the provisions of the Municipal Act for road closures,

That the necessary by-laws be passed, and

That the Mayor and the Clerk be authorized to execute the required documents.

CARRIED

PUBLIC HEARINGS

REZONING APPLICATION TO PERMIT “OVERFLOW PARKING FOR THE BUSINESS OPERATION AT 971 LASALLE BOULEVARD” AS A TEMPORARY USE ON THE UNOPENED PORTION OF CHAPMAN STREET WEST OF ARTHUR STREET IN THE CITY OF SUDBURY - GEORGE ROSSET

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

Report dated March 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 “overflow parking for the business operation at 971 Lasalle Boulevard” as a temporary use on the unopened portion of Chapman Street west of Arthur Street in the City of Sudbury - George Rosset.

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

Mr. George Rosset, applicant and Mr. Greg Smith, owner of Smith’s Market were present and indicated they were satisfied with the staff recommendation.

Cont’d...

PUBLIC HEARINGS (Cont'd)

REZONING APPLICATION TO PERMIT "OVERFLOW PARKING FOR THE BUSINESS OPERATION AT 971 LASALLE BOULEVARD" AS A TEMPORARY USE ON THE UNOPENED PORTION OF CHAPMAN STREET WEST OF ARTHUR STREET IN THE CITY OF SUDBURY - GEORGE ROSSET (Cont'd)

Mr. Rosset gave a brief history of the subject property explaining that the property had been upgraded and landscaped so it could be used for overflow parking for Smith's Market. He pointed out that the Planning Act restricts the land use to a temporary use, such temporary uses can only be approved for a maximum of three years. He advised that they will be requesting approval for the use of this property every three years.

He requested the Committee to reconsider the fee paid for the rezoning application. He explained that within the provisions of the Fee By-law, Council may by resolution refund or reduce the amount of the fee paid.

The Committee noted that the subject property had been upgraded at a cost of \$12,000. Prior to development of the Smith's Market property three homes existed with a tax revenue of \$9,000. Smith's Market generates a tax revenue of \$48,000. The fee for the rezoning application is \$535.00 plus a public notification fee of \$123.00.

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.

The following resolution was presented:

Courtemanche-Portelance: That the application by George Rosset to amend By-law 95-500Z being the City of Sudbury Zoning by-law as it applies to P.I.N. #02123-0379, being an unopened portion of the Chapman Street Road Allowance, Plan M-243 in Lot 12, Concession 5, Township of McKim, City of Sudbury, to permit "overflow parking for the business operation at 971 Lasalle Boulevard" for a maximum temporary period of three (3) years pursuant to Section 39 of the Planning Act be approved subject to the following:

- a) That no part of the parking area shall be located closer than 1.8 m to a residential lot nor closer than 3 m to Arthur Street.

The following amendment to the above-noted resolution was presented:

2001-29 Courtemanche-Bradley: That the application fee in the amount of \$535.00 be waived.

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

CARRIED

Cont'd...

PUBLIC HEARINGS (Cont'd)

REZONING APPLICATION TO PERMIT “OVERFLOW PARKING FOR THE BUSINESS OPERATION AT 971 LASALLE BOULEVARD” AS A TEMPORARY USE ON THE UNOPENED PORTION OF CHAPMAN STREET WEST OF ARTHUR STREET IN THE CITY OF SUDBURY - GEORGE ROSSET (Cont'd)

The main resolution as amended was presented:

2001-30 Courtemanche-Portelance: That the application by George Rosset to amend By-law 95-500Z being the City of Sudbury Zoning by-law as it applies to P.I.N. #02123-0379, being an unopened portion of the Chapman Street Road Allowance, Plan M-243 in Lot 12, Concession 5, Township of McKim, City of Sudbury, to permit “overflow parking for the business operation at 971 Lasalle Boulevard” for a maximum temporary period of three (3) years pursuant to Section 39 of the Planning Act be approved subject to the following:

- a) That no part of the parking area shall be located closer than 1.8 m to a residential lot nor closer than 3 m to Arthur Street.
- b) That the application fee in the amount of \$535 be waived.

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

CARRIED

REZONING APPLICATION TO PERMIT THE CREATION OF SINGLE RESIDENTIAL LOTS ON YORKSHIRE DRIVE IN THE SETTLEMENT OF VAL CARON, CITY OF GREATER SUDBURY - ANN AND DENNIS MOUNT

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

Report dated March 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 the creation of single residential lots on Yorkshire Drive in the settlement of Val Caron, City of Greater Sudbury - Ann and Dennis Mount.

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

Mr. Dennis Mount, applicant was present and indicated he was satisfied with the staff recommendation.

No objectors were present.

Cont'd...

PUBLIC HEARINGS (Cont'd)

REZONING APPLICATION TO PERMIT THE CREATION OF SINGLE RESIDENTIAL LOTS ON YORKSHIRE DRIVE IN THE SETTLEMENT OF VAL CARON, CITY OF GREATER SUDBURY - ANN AND DENNIS MOUNT (Cont'd)

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.

2001-31 Dupuis-Gainer: That the application by Ann and Dennis Mount to amend By-law 83-300 being the Comprehensive Zoning By-law for the (former) City of Valley East from "RU", Rural to "R1.D5.4", Single Residential with respect to those lands described as Part of Parcel 35267 S.E.S. in Lot 7, Concession 6, Township of Blezard, City of Greater Sudbury be recommended for approval subject to the following conditions:

1. That prior to the passage of amending zoning by-law the owners dedicate to the City of Greater Sudbury a six (6) metre wide drainage easement along the east side of Parcel 35267 S.E.S. extending from Yorkshire Drive to the Whitson River to the satisfaction of the General Manager of Public Works.
2. The amending by-law establish a minimum lot frontage of 30.4 metres.
3. Prior to the passage of an amending zoning by-law the owners shall provide the Director of Planning Services with a registered plan of survey which describes the lands to be rezoned.

CONCURRING MEMBERS: Councillors Courtemanche, Davey, Dupuis, Gainer, Lalonde, Portelance, Petryna, Kilgour

NON-CONCURRING MEMBERS: Councillors Bradley, Callaghan, McIntaggart

CARRIED

REZONING APPLICATION TO PERMIT THE DEVELOPMENT OF A 128 BED LONG TERM CARE HOME ON MAIN STREET IN THE SETTLEMENT OF VAL CARON, CITY OF GREATER SUDBURY - PERFECT CHOICE DEVELOPMENTS INC.

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

Report dated March 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 development of a 128 bed long term care home on Main Street in the settlement of Val Caron, City of Greater Sudbury.

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

Cont'd...

PUBLIC HEARINGS (Cont'd)

REZONING APPLICATION TO PERMIT THE DEVELOPMENT OF A 128 BED LONG TERM CARE HOME ON MAIN STREET IN THE SETTLEMENT OF VAL CARON, CITY OF GREATER SUDBURY - PERFECT CHOICE DEVELOPMENTS INC. (Cont'd)

Mr. Dave Holwell, agent representing Perfect Choice Developments Inc. and Mr. Eric Smith, architect were present and indicated they were satisfied with the staff recommendation.

Mr. Holwell addressed the Committee stating that they are very excited about about being a part of Sudbury and part of Valley East. The 128 beds will be funded by Ontario's Ministry of Health and Long-Term Care. He advised that construction is scheduled to commence in August 2001. They are anticipating a sixteen month construction period. The facility will employ 130 - 140 full and part-time employees.

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.

2001-32 Dupuis-Portelance: That the application by Perfect Choice Developments Inc. to amend By-law 83-300 being the Comprehensive Zoning By-law for the (former) City of Valley East from "RU", Rural to "I-Special", Special Institutional in order to permit a 128 bed, long term care home with respect to those lands described as Parcel 51064 S.E.S. being Part 1, Plan 53R-15517 in Lot 8, Concession 6, Township of Blezard, City of Greater Sudbury be recommended for approval.

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

CARRIED

PART I CONSENT AGENDA

The following resolution was presented to adopt Items C-1 to C-5 contained in the Consent Agenda:

2001-33 Gainer-Courtemanche: That Items C-1 to C-5 contained in the Consent Agenda, be adopted.

CARRIED

MINUTES

Item C-1 2001-34 Gainer-Courtemanche: That Report #2, Vegetation Enhancement
V.E.T.A.C Technical Advisory Committee Minutes of February 7, 2001, be adopted.

Minutes of
Feb. 7/01

CARRIED

PART I CONSENT AGENDA (Cont'd)

ROUTINE MANAGEMENT REPORTS

- Item C-2
Extension to
Draft Approval
Draft Plan of
Subdivision,
Perfect Choice
Development Inc.
- Report dated March 13, 2001 was received 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, Parcels 33648, 31901, 31902 and 49635, Part of Lot 8, Concession 6, Township of Blezard, Perfect Choice Development Inc.
- 2001-35 Portelance-Dupuis: That upon payment of Council's processing fee of \$2,853.50 prior to the lapsing date of April 26th, 2001, the conditions of draft approval for the draft plan of subdivision of Parcels 33648, 31901, 31902 and 49635, Part of Lot 8, Concession 6, Township of Blezard, File #780-7/95001 shall be amended as follows:
- a) By deleting Condition #10 and replacing it with the following:

"10. That this draft approval shall lapse on April 26th, 2004."
 - b) By adding a new condition #25 as follows:

"25. That prior to the start of the next phase of the subdivision, the owner shall make a cash payment in the amount of \$20,600 for the construction of a 1.5 metre wide sidewalk by the City of Greater Sudbury along the Main Street frontage of the draft plan of subdivision."
 - c) That as required, the conditions of draft approval be amended to address municipal restructuring and the creation of the City of Greater Sudbury.

CARRIED

- Item C-3
Extension to
Draft Approval
Draft Plan of
Subdivision,
Spruce Meadows,
Azilda, 939739
Ontario Ltd.
- Report dated March 8, 2001 was received 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, Parcels 1014 S.W.S. and 14056 S.W.S. in Lot 6, Concession 2, Rayside Township (Spruce Meadows, Azilda) 939739 Ontario Ltd.
- 2001-36 Gainer-Courtemanche: That upon payment of the processing fee of \$3,042.50 prior to the May 21st, 2001 lapsing date, the conditions of the draft approval fo the draft plan of subdivision of Parcels 1014 S.W.S. and 14056 S.W.S., in Lot 6, Concession 2, Rayside Township, File #780-5/93001 shall be amended as follows:
- a) By deleting Condition #20 and replacing it with the following:

"20. That this draft approval shall lapse on May 21st, 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 I CONSENT AGENDA (Cont'd)

ROUTINE MANAGEMENT REPORTS (Cont'd)

Item C-4
Municipal Road
Numbering
System

Report dated March 13, 2001 was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding municipal road numbering system.

2001-37 Portelance-Gainer: That Council approve the implementation of a Municipal Road numbering system to aid in the designation of major arterial roadways within the City of Greater Sudbury;

That a Municipal Road (MR) numerical designation be created as per Exhibit "B" as outlined in the report dated March 13, 2001 from the Director of Planning Services and the General Manager, Economic Development and Planning Services to assist visitors and tourists to the City of Greater Sudbury.

CARRIED

Item C-5
Committee of
the Whole -
Planning,
Mandate
Additions

Report dated March 9, 2001 was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding Committee of the Whole - Planning, Mandate Additions.

2001-38 Portelance-Dupuis: That Article 33 of the City of Greater Sudbury Rules of Procedure By-law 2001-03 be amended to add the following to the Committee of the Whole - Planning mandate:

33.3 The Committee of the Whole - Planning shall hear matters and make decisions regarding issues dealing with the disposition of surplus municipal lands, street name approvals, street name changes - building renumbering, road and lane closures, disposition or opening of footpaths, matters involving heritage designations, and land use issues including land acquisition and expropriations.

CARRIED

Adjournment 2001-39 Portelance-Dupuis: That we do now adjourn. TIME: 8:40 p.m.

CARRIED

DEPUTY CITY CLERK

CHAIR DAVE KILGOUR