

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

Council Chambers  
Tom Davies Square

Tuesday, May 15, 2001  
Commencement: 6:36 p.m.  
Adjournment: 10:15 p.m.

CHAIR DAVE KILGOUR PRESIDING

Present Councillors Bradley, Courtemanche, Craig (A. 7:25), Dupuis, Gainer, Lalonde, McIntaggart, Petryna (A. 7:11), Portelance

Staff J. Rule, Chief Administrative Officer; D. Belislé, General Manager, Public Works; B. Lautenbach, Director of Planning Services; A. Potvin, Manager of Development Services; D. Braney, Property Negotiator/Appraiser; C. Hallsworth, General Manager of Citizen and Leisure Services; R. Hortness, Co-ordinator of Traffic and Transportation; H. Salter, Deputy City Solicitor; 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" 2001-67 Bradley-Portelance: That we move "In-Camera" to deal with those matters which fall within Article 15.5 of the Procedural Rules.

CARRIED

The Committee moved In-Camera at 6:36 p.m.

Recess At 7:01 p.m., Committee of the Whole - Planning recessed.

Reconvene At 7:11 p.m., Committee of the Whole - Planning reconvened.

**MATTERS ARISING FROM THE "IN-CAMERA" SESSION**

Rise and Report Chair Dave Kilgour 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:

Surplus Land 2001-68 Bradley-Portelance: That the City of Greater Sudbury is not interested in acquiring the following property from Le Conseil Scolaire Catholique du Nouvel-Ontario;

1) École St-Louis de Gonzague - Mackenzie Street,

That the School Board be notified of the City of Greater Sudbury's various easement requirements, and

Further that staff negotiate an agreement with the School Board for the transfer of these easements prior to the sale of the property.

CARRIED

## DELEGATIONS

Municipal Building  
Valley East Lions  
Club

Report dated May 4, 2001 was received from the General Manager of Public Works regarding municipal building, Valley East Lions Club.

Mr. Marcel Servais, Treasurer and Chairperson of the Valley East Lions Club addressed the Committee stating that their Club has existed for more than 30 years. For the last 12 years they occupied a municipally owned building located on St. Joseph Street in Hanmer and have spent over \$30,000 to make this their home. He advised in March 2001 they were left without a building because of structural damage.

He gave a history of the use of the building and the Club's involvement in the community pointing out that they are very active and have contributed financially to many groups and organizations in the area.

He stated they have been using space temporarily in Our Lady of Fatima School in Val Caron. They have been offered a number of surplus spaces as alternatives, but none of them are appropriate because most need extensive renovations. They are requesting the City to replace the building under its insurance coverage. The Committee noted that the City carries replacement cost insurance coverage, with a \$50,000 deductible. He advised the Valley East Lions Club is prepared to raise \$25,000 towards the project. He requested that the City of Greater Sudbury share the insurance deductible.

The following resolution was presented:

2001-69 Dupuis-Portelance: That the City of Greater Sudbury enter into an agreement with the Valley East Lions Club to jointly share the insurance deductible for the purpose of rebuilding the Valley East Lions Club Outdoor Sports Facility building, and

That the \$25,000 allocated per ward for neighborhood projects be used for funding the City's portion of the \$50,000 insurance deductible.

CARRIED

## PUBLIC HEARINGS

### AMENDMENT NO. 1 TO THE OFFICIAL PLAN FOR THE SUDBURY EAST PLANNING AREA, UNINCORPORATED TOWNSHIPS

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

Report dated April 9, 2001 was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding Amendment No. 1 to the Official Plan for the Sudbury East Planning Area, Unincorporated Townships.

Cont'd...

**PUBLIC HEARINGS (Cont'd)**

**AMENDMENT NO. 1 TO THE OFFICIAL PLAN FOR THE SUDBURY EAST PLANNING AREA, UNINCORPORATED TOWNSHIPS (Cont'd)**

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

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.**

2001-70 Dupuis-Bradley: That Amendment No. 1 to the Official Plan for the Sudbury East Planning Area, Unincorporated Townships, be adopted, as it applies to the Townships of Dill, Cleland, Scadding and Dryden in the City of Greater Sudbury.

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

CARRIED

**APPLICATION TO ESTABLISH AN "H", HOLDING SYMBOL WITH RESPECT TO LANDS ZONED "R4.D93-1", SPECIAL MULTIPLE RESIDENTIAL ON PARIS STREET AT MAKI AVENUE, SUDBURY - DALRON CONSTRUCTION LIMITED**

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

Report dated May 8, 2001 was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding an application to establish an "H", Holding symbol with respect to lands zoned "R4.D93.1", Special Multiple Residential on Paris Street at Maki Avenue, Sudbury - Dalron Construction Limited.

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

Mrs. Celia Teale, Planner representing Dalron Construction Limited was present and indicated she was satisfied with the staff recommendation.

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.**

Cont'd...

## **PUBLIC HEARINGS (Cont'd)**

### **APPLICATION TO ESTABLISH AN "H", HOLDING SYMBOL WITH RESPECT TO LANDS ZONED "R4.D93-1", SPECIAL MULTIPLE RESIDENTIAL ON PARIS STREET AT MAKI AVENUE, SUDBURY - DALRON CONSTRUCTION LIMITED (Cont'd)**

2001-71 Bradley-Dupuis: That the application by Dalron Construction Limited to establish an "H", Holding symbol pursuant to Section 36 of The Planning Act, R.S.O.1990, on lands zoned "R4.D93-1", Special Multiple Residential by the Comprehensive Zoning By-law for the (former) City of Sudbury, being By-law 95-500Z, with respect to those lands described as Parcels 6994, 16463, 12035 & 11735 S.E.S. in Lot 6, Concession 1, Township of McKim, City of Greater Sudbury be recommended for approval subject to the following condition:

1. Until the "H", Holding symbol has been removed the only permitted use shall be a multiple dwelling or a row dwelling which shall contain not more than ten (10) dwelling units. The "H" symbol shall only be removed by Council when the General Manager of Public Works has determined that adequate sanitary sewage capacity is available to develop 33 additional dwelling units on the subject lands.

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

CARRIED

### **REZONING APPLICATION TO PERMIT AN ANIMAL FEED AND AGRICULTURAL SUPPLY STORE, 3353 MUNICIPAL ROAD #15/OLD HIGHWAY 634, BLEZARD VALLEY - NORMAND AND BRENDA BELAND**

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

Report dated May 8, 2001 was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding a rezoning application to permit an animal feed and agricultural supply store, 3353 Municipal Road #15/Old Highway 634, Blezard Valley - Normand and Brenda Beland.

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

Normand and Brenda Beland, applicants were present and indicated they were satisfied with the staff recommendation.

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.**

Cont'd...

**PUBLIC HEARINGS (Cont'd)**

**REZONING APPLICATION TO PERMIT AN ANIMAL FEED AND AGRICULTURAL SUPPLY STORE, 3353 MUNICIPAL ROAD #15/OLD HIGHWAY 634, BLEZARD VALLEY - NORMAND AND BRENDA BELAND (Cont'd)**

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2001-72 Dupuis-Bradley: That the application by Brenda and Normand Beland to amend By-law 83-302 being the Comprehensive Zoning By-law for the (former) Town of Rayside-Balfour from "A", Agricultural Reserve to "A-Special", Special Agricultural Reserve with respect to those lands described as Parcel 29913 S.W.S. being Part 1, Plan 53R-14104 in Lot 2, Concession 5, Township of Rayside, City of Greater Sudbury be recommended for approval subject to the following condition:

1. In addition to all other "A", Agricultural Reserve uses an animal feed and agricultural supply store shall be permitted.

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

CARRIED

**REZONING APPLICATION TO PERMIT THE REDEVELOPMENT OF THE AUTOMOBILE SERVICE STATION, 2002 TO 2008 BANCROFT DRIVE, SUDBURY - MR. GAS LIMITED**

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

Report dated May 8, 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 redevelopment of the automobile service station, 2002 to 2008 Bancroft Drive, Sudbury - Mr. Gas Limited.

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

Mr. Glenn Tunnock, Planning Consultant and Mr. Marc Gagnon, Vice-President and Marketing Manager of Mr. Gas Limited were present.

Mr. Tunnock addressed the Committee stating that this particular location is one of four Mr. Gas service stations in the Sudbury area and has been in operation for 14 years. The application is for a redevelopment of the site to make better use of an existing site by providing other complimentary uses which include a four bay manual hand car wash and a convenience store.

He displayed the proposed site plan and photos of what the development would look like after the renovations are completed. He outlined a number of features of the site plan pointing out that the property will be surrounded on three sides by a landscaped strip and opaque fence. There will be two new pump islands with a full canopy.

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## **PUBLIC HEARINGS (Cont'd)**

### **REZONING APPLICATION TO PERMIT THE REDEVELOPMENT OF THE AUTOMOBILE SERVICE STATION, 2002 TO 2008 BANCROFT DRIVE, SUDBURY - MR. GAS LIMITED (Cont'd)**

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The capacity of the tank storage will remain unchanged. Vehicles will be stacked around the lot to enter the hand car wash bays as well four parking spaces will be provided. He stated the existing building is 40 years old. The proposed site plan will be a definite improvement and will be aesthetically and visually pleasing. He requested the Committee to approve the application.

Mr. Chris Whitehead, 1241 Southview Drive, Sudbury addressed the Committee questioning what type of products will be sold and other features of the proposed service station.

Mr. Whitehead explained that he opened a car wash facility (White Gold Car Wash) on the Kingsway two years ago and was faced with many hurdles. Before he could obtain a building permit he had to pay a \$25,000 road levy fee which in turn would be used to construct a right turning lane. To date the turning lane has not been built. He also noted that he had the opportunity to purchase land beyond his property for the needed space to queue vehicles. Because of the interpretation of the by-law, he was informed at the site plan stage to provide ten parking spaces in lieu of queuing of vehicles. Ultimately he did not purchase the extra property and had to eliminate two wash bays which resulted in a loss of revenue. He pointed out that Mr. Gas Limited does not have ten parking spaces nor the room for patrons to work on their vehicles prior to and after washing them. He stated the subject site is not large enough to accommodate a car wash and that customers will be cleaning out their cars on Bancroft Drive.

He advised that he does not object to the proposed application but stressed the applicant should be subjected to the same rules that he was and the by-law should be interpreted the same way for the Mr. Gas property. He pointed out that the applicant has an unfair competitive advantage over him because of the \$25,000 road levy he had to pay. He stressed it is important to maintain a system that is fair to new development as well as past development.

Mr. Gagnon advised the Committee that the convenience store is necessary in order to enable them to compete on the same level as other gas stations. The store would contain items for immediate consumption as well as small bottles of cleaning supplies. Customers would be able to obtain change from the store. No change machine is proposed for the site. He advised that the noise impact from the car wash would be minimal because of the design of the building.

The Committee noted that the setback on the Kingsway is considerably different than Bancroft Drive. The setback for the Kingsway is 50' whereas on Bancroft Drive the setback is only 25'. The subject property is larger than Mr. Whitehead's property which will allow queuing of vehicles. Mr. Whitehead was also provided a minor variance to amend the 50' setback which allowed his development to proceed.

Cont'd...

**PUBLIC HEARINGS (Cont'd)**

**REZONING APPLICATION TO PERMIT THE REDEVELOPMENT OF THE AUTOMOBILE SERVICE STATION, 2002 TO 2008 BANCROFT DRIVE, SUDBURY - MR. GAS LIMITED (Cont'd)**

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Councillor Craig departed at 9:34 p.m. and returned at 9:36 p.m.

With respect to road levies, it was noted that road levies existed at the former Regional Municipality of Sudbury and were triggered by traffic volumes. The Committee were advised there is a significant difference in traffic volume on the Kingsway compared to Bancroft Drive. It was also noted that the Transportation Study recommended that a special road levy be imposed on new development on the Kingsway.

Proceed  
Past  
10:00 p.m.      2001-73 Bradley-Courtemanche: That we proceed past the hour of 10:00 p.m.  

CARRIED

**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.**

2001-74 Bradley-Courtemanche: That the application by Mr. Gas Limited to amend By-law 95-500Z being the Zoning By-law for the former City of Sudbury by changing the zoning classification of Parcel 10096 and Lot 72, Plan M-201, in Lot 12, Concession 3, Neelon Township from "C3", Limited General Commercial and "R1", Single Residential, as the case may be, to "C3-Special", Limited General Commercial Special be approved subject to the following:

- a) That in addition to normal "C3" uses, an automobile service station and related accessory uses including a convenience store and a four bay manual car wash shall be permitted.
- b) That prior to the issuance of a building permit the owner shall enter into a Site Plan Control Agreement which among other matters shall contain provisions for the following:
  - 1) The transfer to the City, on demand, of a ten (10) foot wide strip of property along the total frontage of the subject property for future road improvements to the satisfaction of the General Manager of Public Works.
  - 2) The installation of a sanitary sewer test manhole on the sanitary sewer services to the subject property to the satisfaction of the General Manager of Public Works.

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

NON-CONCURRING MEMBER: Councillor Petryna

CARRIED

## **PART I CONSENT AGENDA**

The following resolution was presented to adopt Items C-1 to C-3 contained in the Consent Agenda:

2001-75 Portelance-Lalonde: That Items C-1 to C-3 contained in the Consent Agenda, be adopted.

CARRIED

## **MINUTES**

Item C-1  
V.E.T.A.C  
Minutes of  
Apr. 4/01

2001-76 Portelance-Lalonde: That Report #4, Vegetation Enhancement Technical Advisory Committee Minutes of April 4, 2001, be adopted.

CARRIED

## **ROUTINE MANAGEMENT REPORTS**

Item C-2  
Extension to  
Draft Approval  
Draft Plan of  
Subdivision,  
Belanger-Lacasse  
Subdivision

Report dated May 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, Part of Parcel 12303, Lot 1, Concession 3, Balfour Township, Regional Road 15, Chelmsford, Belanger-Lacasse Subdivision.

2001-77 Portelance-Lalonde: That upon payment of the processing fee of \$3,218.00 prior to the June 17<sup>th</sup>, 2001 lapsing date, the conditions of draft approval of the draft plan of subdivision of Part of Parcel 12303, in Lot 1, Concession 3, Balfour Township, File 780-5/90003 shall be amended as follows:

a) By deleting Condition #18 and replacing it with the following:

“18. That this draft approval shall lapse on May 17<sup>th</sup>, 2004.”

b) By deleting Conditions #9 and #10.

c) By adding new Condition #21 as follows:

“21. That prior to the signing of the final plan the owner shall maximize the depth of all lots fronting on Regional Road 15 and identify what noise mitigation measures will be implemented for these lots to meet Provincial noise guidelines to the satisfaction of the Director of Planning Services.”

d) 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-3  
Oversized Load  
Permit Review Report dated May 7, 2001 was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding oversized load permit review.

2001-78 Gainer-Courtemanche: That City Council endorse the recommended improvements to the permit process as outlined in the report dated May 7, 2001 from the Director of Planning Services and the General Manager, Economic Development and Planning Services, which result in an improved level of service for the trucking and construction industries.

CARRIED

Adjournment 2001-79 Courtemanche-Gainer: That we do now adjourn.  
TIME: 10:15 p.m.

CARRIED

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DEPUTY CITY CLERK

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CHAIR DAVE KILGOUR