

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

**Committee Room C-11
Tom Davies Square**

**Tuesday, November 27, 2001
Commencement: 7:04 p.m.
Adjournment: 10:54 p.m.**

ACTING DEPUTY MAYOR GERRY MCINTAGGART PRESIDING

Present Councillors Bradley, Courtemanche, Craig, Davey, Dupuis, Gainer, Lalonde, Portelance, Kilgour

Staff D. Nadorozny, General Manager of Economic Development and Planning Services; B. Lautenbach, Director of Planning Services, A. Haché, Deputy Clerk; S. Hotti, Planning Secretary

Declarations of Pecuniary Interest None declared.

"In-Camera" 2001-169 Bradley-Portelance: That we move "In-Camera" to deal with those matters which fall within Article 15.5 of the Procedural Rules.

CARRIED

Recess At 7:28 p.m., Committee of the Whole - Planning recessed.

Reconvene At 7:36 p.m., Committee of the Whole - Planning reconvened in the **Council Chambers** for the regular meeting.

CHAIR DAVE KILGOUR PRESIDING

Present Councillors Bradley (D. 8:36), Callaghan, Courtemanche, Craig, Davey, Dupuis, Gainer, Lalonde, McIntaggart, Portelance

Staff D. Nadorozny, General Manager of Economic Development and Planning Services; B. Lautenbach, Director of Planning Services; A. Potvin, Manager of Development Services; C. Hallsworth, General Manager of Citizen & Leisure Services; A. Sizer, Co-ordinator of Cemetery Services; L. Moulaison, Planning Technician; A. Haché, Deputy Clerk; S. Hotti, Planning Secretary

Media The Box, MCTV, Le Voyageur

Declarations of Pecuniary Interest None declared.

MATTERS ARISING FROM THE "IN-CAMERA" SESSION

Rise and Report Acting Deputy Mayor McIntaggart 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:

Acquisition of Department of National Defence Lands - Broder and Dill Townships 2001-170 Portelance-Bradley: That the City of Greater Sudbury acquire Part of Lots 10, 11 and 12, Concession 1, Part of Lot 9, Lots 10, 11 and 12, Concession 2, Part of Lot 9 and Lots 10, 11 and Part of Lot 12, Concession 3, in the Township of Dill; Part of Lot 1, Concession 1, Lot 1, Concession 2, Part of Lot 1, Concession 3, Township of Broder, now in the City of Greater Sudbury, Province of Ontario containing 1,192.89ha more or less from Public Works and Government Services Canada for \$75,000 to be funded from the parks (Section 50) Reserve Fund; and

Further that this property be land banked for future park and recreation purposes.

CARRIED

DELEGATION

Application to Receive Municipal Approval for the Purpose of Establishing a Cemetery Report dated November 9, 2001 was received from the General Manager of Citizen & Leisure Services regarding an application to receive municipal approval for the purpose of establishing a cemetery.

The Church of the Epiphany Memorial Garden Project presentation dated November 27, 2001, and the landscape designer's depiction of the project, were circulated to Members of the Committee at the meeting.

The Venerable Thomas Corston, Archdeacon of Sudbury-Manitoulin and Pastor of the Anglican Church of the Epiphany at 185 Larch Street was present. The Pastor addressed the Committee stating that the Church has been an active presence in Sudbury since before the City was incorporated.

He explained for the past two years they have been working on a Memorial Garden. This garden will provide a pleasant park-like area on Medina Lane that will also complement the work in Memorial Park. He noted that a vital part of the Memorial Garden project is a Scatter Garden, for which they are seeking municipal approval.

He explained that a Scatter Garden is an area of ground where the ashes of loved ones or inter human cremated remains are scattered. Memorial-Scatter gardens offer an alternative to the traditional cemetery. In recent years many churches in Ontario have established such gardens. The Epiphany's Scatter garden is situated in a 15' x 55', raised area, surrounded by a cement retaining wall, partially covered by the balcony at the rear of the church building, well back from Medina Lane.

Cont'd..

DELEGATION (Cont'd)

Application to
Receive Municipal
Approval for the
Purpose of
Establishing a
Cemetery (Cont'd.)

He further explained that according to the Cemeteries Act, the approval of the City is required in order for a Church to have such a garden. He pointed out that their memorial garden has been in use since 1990 and that the ashes of five of their people have already been interred there. It was initiated following the proper guidelines established by the Diocese of Algoma. However, in 1999, the growth of these gardens was noted by the Provincial government and a memo was sent to their Bishop's office indicating that they were not in compliance with the Cemeteries Act as they had not obtain proper licensing. The Bishop placed an immediate moratorium on the use until matters could be corrected. In February 2000, the Registrar of the Cemeteries Act met with the Executive Committee in an attempt to assist them in reopening the gardens in the Diocese. The Bishop has since given his approval for the Church to use their garden on the condition that the Act's requirements are met. To date, they have met with all the requirements, including the approval of the Sudbury & District Health Unit. The final hurdle is in obtaining the City's approval.

He stressed that the Church of the Epiphany will not cease to be an active presence in Sudbury. If however, in the unlikely event that the Epiphany ever did cease, they would dispose or transfer the garden themselves. He advised that at the moment, the cremated remains of three of their church members are awaiting interment in the scatter garden. He requested the Committee to grant the necessary approval.

The Committee noted that the request from the Church of the Epiphany was reviewed by the Cemetery Advisory Panel but no presentation had been made to the Panel by the Church.

The General Manager of Citizen & Leisure Services and the Co-ordinator of Cemetery Services advised that they were not aware that there were five cremains in the garden.

The following resolution was presented:

Bradley-Portelance: That staff work with the churches in our community to establish a memorial garden for prayer and reflection within our existing cemeteries, and

That the establishment of a new Cemetery in the form of scattering gardens at the Church of the Epiphany at 85 Larch Street is not recommended.

The Committee approved a motion by Councillor Bradley to refer this matter to the Cemetery Advisory Panel for further review and in order that a presentation could be made by the Church of the Epiphany. They further requested that other communities be contacted with respect to their policies and roles on scattering gardens and that a report be brought back to the Committee by March 1, 2002

PUBLIC HEARINGS

REZONING APPLICATION TO PERMIT THE CREATION OF A LOT AND CONVERSION OF AN OFFICE BUILDING INTO A RESIDENCE AT 120 MUNICIPAL ROAD #8, ONAPING - FALCONBRIDGE LIMITED

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

Report dated November 16, 2001 was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding an application for rezoning to permit the creation of a lot and conversion of an office building into a residence at 120 Municipal Road #8, Onaping - Falconbridge Limited.

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

Mr. Dan White, representing Falconbridge Limited, was present and indicated he was satisfied with the staff recommendation.

No objectors were present.

It was noted that Councillor Davey had departed during the Public Hearing; therefore, was not eligible to vote on this matter.

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.

2001-171 Portelance-Bradley: That the application by Falconbridge Limited to amend By-law 83-300 being the Comprehensive Zoning By-law for the (former) Town of Onaping Falls from "RU", Rural to "R1.D4", Single Residential with respect to those lands described as Part of Parcel 5830 S.W.S. in Lot 9, Concession 6, Township of Dowling, be approved subject to the following condition:

1. Prior to the passage of an amending zoning by-law the owner shall provide the Planning Services Division with a registered plan of survey which describes the lands to be rezoned.

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

CARRIED

PUBLIC HEARINGS (Cont'd)

**REZONING APPLICATION TO PERMIT A LOT ADDITION ONTO PARCEL 49988 S.E.S.,
2816 MAIN STREET, BLEZARD VALLEY - CLAIRE AND GERALD MONCION**

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

Report dated November 16, 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 addition onto Parcel 49988 S.E.S., 2816 Main Street, Blezard Valley - Claire and Gerald Moncion.

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

Mr. Roger Moncion, agent and Mr. Gerald Moncion, applicant, 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.

2001-172 Bradley-Courtemanche: That the application by Claire and Gerald Moncion to amend By-law 83-300 being the Comprehensive Zoning By-law for the (former) City of Valley East from "R1.D14", Single Residential to "A", Agricultural Reserve with respect to the subject lands described as Part of Parcel 47770 S.E.S. being Part 1, Plan 53R-17028 in Lot 11, Concession 6, Township of Blezard be approved.

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

CARRIED

**APPLICATION FOR A PLAN OF SUBDIVISION AT THE EASTERLY LIMITS OF
CEDARGREEN DRIVE, GARSON - 630411 ONTARIO LTD.**

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

Report dated November 16, 2001 was received from the Director of Planning Services and the General Manager, Economic Development and Director of Planning Services regarding a plan of subdivision at the easterly limits of Cedargreen Drive, Garson - 630411 Ontario Inc.

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

Cont'd...

PUBLIC HEARINGS (Cont'd)

APPLICATION FOR A PLAN OF SUBDIVISION AT THE EASTERLY LIMITS OF CEDARGREEN DRIVE, GARSON - 630411 ONTARIO LTD. (Cont'd)

Mr. Norman Paquette, solicitor and Mr. Gilles Caouette, Principal of 630411 Ontario Ltd. were present.

Mr. Paquette advised that his client, Mr. Caouette, 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.

2001-173 Courtemanche-Callaghan: That the City of Greater Sudbury Council's delegated official be directed to issue the draft approval for the subject subdivision, not sooner than 14 days following the date of the public meeting in accordance with the requirements of Section 51 (20) of The Planning Act, and subject to the following conditions:

- a) That this draft approval applies to the draft plan of subdivision of the Remainder of Parcel 9984 S.E.S. in Lot 8, Concession 1, Township of Garson, as shown on a plan prepared by Steve J. Gossling, O.L.S., and dated August 22nd, 2001.
- b) That the standard conditions of draft approval be imposed.
- c) That 5% of the land included in the subdivision be dedicated to the City of Greater Sudbury for municipal parks purposes in accordance with Section 51.1 (1) of The Planning Act.
- d) The developer shall design and construct the sanitary system along Racicot Drive so that it will pick up and handle the existing sanitary sewer system flow along Falconbridge Road at Racicot Drive to the satisfaction of the Commissioner of Public Works.
- e) Prior to the signing of the final plan, the Planning Services Division is to be advised by the Nickel District Conservation Authority that engineered channel improvements will be undertaken to the satisfaction of the Nickel District Conservation Authority, such that all lots are suitable for development.
- f) That the Registered Plan be integrated with the City of Greater Sudbury Control Network to the satisfaction of the Coordinator of Geographic Information, Surveys and Mapping; provision of the final plan coordinate listings and an AutoCAD file of the resultant parcel fabric shall formulate part of this requirement.

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PUBLIC HEARINGS (Cont'd)

APPLICATION FOR A PLAN OF SUBDIVISION AT THE EASTERLY LIMITS OF CEDARGREEN DRIVE, GARSON - 630411 ONTARIO LTD. (Cont'd)

Resolution 2001-173 (Cont'd)

- g) If final approval is not granted within three years of the date of draft approval, the draft approval shall lapse in accordance with Section 51 (32) of The Planning Act, unless an extension is granted by Council pursuant to Section 51 (33) of The Planning Act.
- h) Draft approval does not guarantee an allocation of water or sanitary sewer capacity. Prior to the signing of the final plan, the Planning and Development Services Division is to be advised by the General Manager of Public Works that sufficient water and sanitary sewer capacity exists to service the development.

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

CARRIED

APPLICATIONS FOR AN OFFICIAL PLAN AMENDMENT AND REZONING TO PERMIT A CONTRACTOR'S YARD ON A 15 ACRE PART OF PARCEL 39087 IN LOT 8, CONCESSION 4, BRODER TOWNSHIP, 799 LUOMA ROAD, SUDBURY - CARLO BOT

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

Report dated November 16, 2001 was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding applications for an Official Plan amendment and rezoning to permit a contractor's yard on a 15 acre part of Parcel 39097 in Lot 8, Concession 4, Broder Township (799 Luoma Road, Sudbury).

Letter of concern dated November 26, 2001 from Peter and Helen Este, 724 Sunnyside Road, Sudbury, was circulated to Members of the Committee at the meeting.

The Director of Planning Services outlined the application to the Committee. He advised that staff have added condition (e) to the staff recommendation. This is due to the industrial use of the property and the small drainage outlet that runs along Luoma Road. This condition would not only protect the neighbours but also Long Lake. He explained that condition (e) requests the applicant to engage the services of a soils engineer to prepare an environmental study to determine whether any industrial pollutants are, or could be migrating off the subject property and to determine what remediation works would be required to the satisfaction of the Director of Planning Services.

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PUBLIC HEARINGS (Cont'd)

APPLICATIONS FOR AN OFFICIAL PLAN AMENDMENT AND REZONING TO PERMIT A CONTRACTOR'S YARD ON A 15 ACRE PART OF PARCEL 39087 IN LOT 8, CONCESSION 4, BRODER TOWNSHIP, 799 LUOMA ROAD, SUDBURY - CARLO BOT (Cont'd)

Mr. Pat Cull, solicitor and Mr. Carlo Bot, applicant, were present.

Mr. Cull addressed the Committee giving a brief history of the subject property. He advised that when Mr. Bot purchased the property at the end of Luoma Drive in 1974 it was a contractor's yard, and he continued with that use. The applicant and his son operate Teranorth Construction & Engineering Limited, which occupies the subject property. He advised that Teranorth Construction operates in Northeastern Ontario and during peak periods they can have as many as 80 employees. He noted the employees work at various sites and most of them do not come to this site, they report directly to the job site.

He explained that the 15 acre area applied for represents the land that is cleared and currently in use. The purpose of the applications are to demolish an old existing office building of approximately 2,500 sq. ft. and replace it with a new office building of approximately 3,500 sq. ft. The construction of this building will not increase the activities or traffic to the site. He also pointed out that the use of the contractor's yard can continue, regardless of the outcome of these applications. He stated the aesthetics of the area will be improved, the new building will attract more taxes, higher assessment, and the property will be legally zoned. He pointed out that wetlands exist on the subject property and there is no storage or buildings near that area. He advised that Mr. Bot has planted several hundred trees in this area to protect the watershed. There is no fuel storage or handling of fuel on the property. Some machinery and vehicles are repaired on the property. The wastes from the vehicles are collected in containers and removed by a licenced disposal company.

He stated that his client agrees with the staff recommendation and will comply with condition (e) of the staff recommendation. However, they anticipate another storage building may be required in the near future. He requested that the recommendation be amended to reflect two storage buildings.

Mr. Bot addressed the Committee advising that he had met with property owners of Luoma Road and had filed three Affidavits with Planning staff indicating that the property was used as a contractor's yard since the 1950's. The residents of Luoma Road were invited to a neighbourhood meeting on August 13, 2001. During the delivery of invitations, five residents indicated they had no concerns with the proposed applications. Two residents attended the meeting and no concerns were expressed. He advised that he did not contact property owners further than Luoma Road because he did not feel it was necessary.

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PUBLIC HEARINGS (Cont'd)

APPLICATIONS FOR AN OFFICIAL PLAN AMENDMENT AND REZONING TO PERMIT A CONTRACTOR'S YARD ON A 15 ACRE PART OF PARCEL 39087 IN LOT 8, CONCESSION 4, BRODER TOWNSHIP, 799 LUOMA ROAD, SUDBURY - CARLO BOT (Cont'd)

Mrs. Helen Este, 724 Sunnyside Road, addressed the Committee stating she was not aware of the neighbourhood meeting held in August. They were only made aware of the proposed applications on November 15th, 2001, when they received a Notice of the Public Hearing. She stated they have not had time to gather information or deal with the staff report that was available on the City's website this past Friday. There are issues that extend beyond the site itself. If they would have been invited to the August meeting some of their concerns may have been addressed at that time. She questioned the sequence in which the current existing structures were built and under what authority these structures were built. They are pleased attention is being paid to the environmental issues. She stated they are concerned that measures should be in place should a spillage or leakage occur on the subject property.

She expressed concern with an increase in traffic due to the request for an additional storage building. She also expressed concern with the noise and traffic from the large road construction vehicles and equipment travelling on Sunnyside Road during certain times of the year. She explained that when a construction vehicle is driving west on Sunnyside and turning onto Luoma Road, the vehicle has to go into the on-coming lane to negotiate the corner. She stated that approval of these applications would legalize activities and there would be undesirable consequences. She stressed that she has great concerns with the traffic and noise going on now and questioned whether the City is prepared to address the concerns of the residential ratepayer.

Mr. Cull explained that the existing use of a contractor's yard became a permitted use under the Minister's Zoning Order issued in December 1972. The office building was constructed in 1974 in compliance with the zoning bylaw. The Interim Zoning By-law was enacted in December 1976. The storage building was built in 1974 and the repair building was built in 1993. The repair building permit was issued on the basis of it being an accessory building to Mr. Bot's home, which is on the same parcel of land.

With respect to the storage materials, he indicated that material would be trucked in and out approximately 8 -10 times a year. There would not be an increase in traffic as a result of another storage building. With respect to traffic on Sunnyside Road he noted that it is busy because of other traffic on the road. He pointed out there is no one present from Luoma Road objecting to the traffic in the area.

Mr. Cull apologized to Mrs. Este for not inviting her to the neighbourhood meeting. He stated that his client felt Luoma Road was the cut off for notification.

Cont'd...

PUBLIC HEARINGS (Cont'd)

APPLICATIONS FOR AN OFFICIAL PLAN AMENDMENT AND REZONING TO PERMIT A CONTRACTOR'S YARD ON A 15 ACRE PART OF PARCEL 39087 IN LOT 8, CONCESSION 4, BRODER TOWNSHIP, 799 LUOMA ROAD, SUDBURY - CARLO BOT (Cont'd)

Mr. James Wallace, President, Pioneer Construction, 1185 Sunnyside Road, addressed the Committee in support of the application. He explained that his property abuts the subject property. He pointed out that Mr. Bot is very conscious of the environment and has spent a lot of time working on the wetlands in the area. He also noted that Mr. Bot and his son Jim, have taken property that had abandoned pits, rehabilitated the property and built their homes on the land.

Proceed
Past the
Hour of
10:00 p.m.

2001-174 Callaghan-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.

2001-175 Callaghan-Courtmanche: That the application by Carlo Bot to amend the Waterbody Secondary Plan by changing the land use designation of a 15 acre part of Parcel 39097 in Lot 8, Concession 4, Broder Township from "Rural" to "Industrial" to recognize an existing contractor's yard be approved.

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

CARRIED

The following resolution was presented:

Callaghan-Courtemanche: That the application by Carlo Bot to amend By-law 95-500Z being the Zoning By-law for the former City of Sudbury by changing the zoning classification of a 15 acre part of Parcel 39097 from "RU", Rural to "RU-Special", Rural Special be approved subject to the following:

- a) That the applicant provide the Development Services Section with a registered survey plan outlining the land to be rezoned to enable the preparation of the amending by-law and Official Plan amendment.
- b) That the only permitted uses shall be a contractor's yard and related accessory uses.

Cont'd...

PUBLIC HEARINGS (Cont'd)

APPLICATIONS FOR AN OFFICIAL PLAN AMENDMENT AND REZONING TO PERMIT A CONTRACTOR'S YARD ON A 15 ACRE PART OF PARCEL 39087 IN LOT 8, CONCESSION 4, BRODER TOWNSHIP, 799 LUOMA ROAD, SUDBURY - CARLO BOT (Cont'd)

Resolution (Cont'd.)

- c) That the only permitted buildings shall be an office building with a maximum gross floor area of 3,500 square feet and a repair garage and a storage building, and the applicant shall provide the Development Services Section with the existing building sizes for inclusion in the amending by-law.
- d) That a minimum setback of 50 ft. (15 m) shall be provided along the east and west property boundaries where, with the exception of one driveway entrance, the only permitted use shall be landscaped open space.
- e) That the applicant engage the services of a soils engineer to prepare an environmental study to determine whether any industrial pollutants are, or could be migrating off the subject property and to determine what remediation works would be required to the satisfaction of the Director of Planning Services. If pollutants are identified, the applicant must enter into an agreement with the City prior to the passing of an amending by-law whereby the applicant agrees to undertake the remediation work to the satisfaction of the City Solicitor.

The following amendments to the above-noted motion were presented:

2001-176 Gainer-Lalonde: That condition "C" be amended by changing the word "a" to "two" prior to the word "storage", and change the word "building" to "buildings", and add the words "proposed building sizes", following the words "building size".

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

CARRIED

2001-177 Davey-Craig: That the following condition be added:

- f) That prior to the passing of an amending by-law, the owner shall enter into a Site Plan Control Agreement.

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

NON-CONCURRING MEMBER: Councillor Callaghan

CARRIED

Cont'd...

PUBLIC HEARINGS (Cont'd)

APPLICATIONS FOR AN OFFICIAL PLAN AMENDMENT AND REZONING TO PERMIT A CONTRACTOR'S YARD ON A 15 ACRE PART OF PARCEL 39087 IN LOT 8, CONCESSION 4, BRODER TOWNSHIP, 799 LUOMA ROAD, SUDBURY - CARLO BOT (Cont'd)

The main motion as amended was presented:

2001-178 Callaghan-Courtemanche: That the application by Carlo Bot to amend By-law 95-500Z being the Zoning By-law for the former City of Sudbury by changing the zoning classification of a 15 acre part of Parcel 39097 from "RU", Rural to "RU-Special", Rural Special be approved subject to the following:

- a) That the applicant provide the Development Services Section with a registered survey plan outlining the land to be rezoned to enable the preparation of the amending by-law and Official Plan amendment.
- b) That the only permitted uses shall be a contractor's yard and related accessory uses.
- c) That the only permitted buildings shall be an office building with a maximum gross floor area of 3,500 square feet and a repair garage and two storage buildings, and the applicant shall provide the Development Services Section with the existing building sizes and proposed building sizes for inclusion in the amending by-law.
- d) That a minimum setback of 50 ft. (15 m) shall be provided along the east and west property boundaries where, with the exception of one driveway entrance, the only permitted use shall be landscaped open space.
- e) That the applicant engage the services of a soils engineer to prepare an environmental study to determine whether any industrial pollutants are, or could be migrating off the subject property and to determine what remediation works would be required to the satisfaction of the Director of Planning Services. If pollutants are identified, the applicant must enter into an agreement with the City prior to the passing of an amending by-law whereby the applicant agrees to undertake the remediation work to the satisfaction of the City Solicitor.
- f) That prior to the passing of an amending by-law, the owner shall enter into a Site Plan Control Agreement.

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

CARRIED

PART I CONSENT AGENDA

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

2001-179 Gainer-Bradley: That Items C-1 to C-3 contained in the Consent Agenda, be adopted.

CARRIED

ROUTINE MANAGEMENT REPORTS

Extension to Draft Approval, Twp. of Waters, Lively - Cavdon Development Ltd.

Report dated November 16, 2001 was received from the Director of Planning Services regarding an extension to draft approval for Part of Parcels 1880 and 416 S.W.S. in Lot 6, Concession 4, Township of Waters, Lively - Cavdon Development Ltd.

2001-180 Callaghan-Gainer: That upon payment of the processing fee of \$2,475.50 prior to the December 31st, 2001 lapsing date, the conditions of draft approval of the plan of subdivision of Part of Parcels 1880 and 416 S.W.S. in Lot 6, Concession 4, Township of Waters, Lively, City of Greater Sudbury, File 780-8/95006, be amended as follows:

a) By deleting Condition # 21. and replacing it with the following:

“21. That this draft approval shall lapse on October 30th, 2004.”

CARRIED

Lease Agreement - Meals on Wheels

Report dated November 21, 2001 was received from the Director of Legal Services/City Solicitor and the General Manager of Corporate Services regarding lease agreement - Meals on Wheels.

2001-181 Gainer-Callaghan: That the City of Greater Sudbury enter into a lease agreement with Meals on Wheels (Sudbury) Inc. for space in the building located at 1127 Bancroft Drive, Sudbury, under the terms and conditions contained in the following report, and

That the Property Negotiator/Appraiser and the Clerk be authorized to execute the required documents.

CARRIED

PART I CONSENT AGENDA (Cont'd.)

ROUTINE MANAGEMENT REPORTS (Cont'd.)

Lease Agreement Report dated November 21 was received from the Director of Legal
Falconbridge Services/City Solicitor and the General Manager, Corporate Services
Curling Club Regarding lease agreement - Falconbridge Curling Club.

2001-182 Callaghan-Gainer: That the City of Greater Sudbury enter into a Lease Agreement with the Falconbridge Curling Club for the Falconbridge Curling Rink Building located at 2 Franklin Street, Falconbridge, under the terms and conditions contained in the following report, and

That the Property Negotiator/Appraiser and the Clerk be authorized to execute the required documents.

CARRIED

Adjournment 2001-183 Callaghan-Craig: That we do now adjourn.
TIME: 10:54 p.m.

CARRIED

DEPUTY CITY CLERK

CHAIR DAVE KILGOUR