

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

**Committee Room C-12  
Tom Davies Square**

**Tuesday, September 11, 2001  
Commencement: 7:01 p.m.  
Adjournment: 10:24 p.m.**

**ACTING DEPUTY MAYOR MCINTAGGART PRESIDING**

Present Councillors Bradley, Callaghan, Courtemanche, Davey (A. 7:25), Dupuis, Gainer, Lalonde (A. 7:05), Portelance, Chair Kilgour

Staff J. Rule, Chief Administrative Officer; D. Nadorozny, General Manager of Economic Development and Planning Services; D. Belisle, General Manager of Public Works; C. Hallsworth, General Manager of Citizen & Leisure Services; D. Wuksinic, General Manager of Corporate Services; R. Browning, General Manager of Emergency Services; M. Mieto, General Manager of Health & Social Services; D. Napier, Strategic and Environmental Co-ordinator; D. Braney, Property Negotiator/Appraiser; R. Swiddle, Director of Legal Services/City Solicitor; Nicole Charette, Manager of Corporate Communications and French-language Services; T. Mowry, City Clerk; S. Hotti, Secretary

Others Dr. P. Sutcliffe, Medical Officer of Health, Sudbury & District Health Unit

Declarations of Pecuniary Interest None declared.

"In-Camera" 2001-119 Dupuis-Kilgour: That we move "In-Camera" to deal with those matters which fall within Article 15.5 of the Procedural Rules.

CARRIED

Recess At 7:35 p.m., Committee of the Whole - Planning recessed.

Reconvene At 7:40 p.m., Committee of the Whole - Planning moved to the **Council Chambers** for the regular meeting.

**CHAIR DAVE KILGOUR PRESIDING**

Present Councillors Bradley, Callaghan, Courtemanche, Craig (A. 8:10), Davey, Dupuis, Gainer, Lalonde, McIntaggart, Petryna (A. 8:06) Portelance

Staff J. Rule, Chief Administrative Officer; D. Nadorozny, General Manager of Economic Development and Planning Services; A. Potvin, Manager of Development Services; D. Braney, Property Negotiator/Appraiser; R. Swiddle, Director of Legal Services/City Solicitor; B. Tanos, Cartographer/GIS Technologist; Réal Carré, Director Leisure, Community and Volunteer Services; T. C. Wu, Senior Planner;

Cont'd...

Staff (Cont'd) M. Simeoni, Senior Planner; P. Sajavotic, N.D.C.A.; C. Dent, Community Development Officer; C. Gore, Manager of Community Development and Volunteerism; L. Moulaison, Planning Technician; T. Mowry, City Clerk; S. Hotti, Recording Secretary

Media The Box, MCTV, Le Voyageur, Sudbury Star

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 litigation and property matters falling within Article 15.5 of the Procedural Rules and no resolutions had emanated therefrom.

### **DELEGATIONS**

Greenway Park (East End Ramsey Lake) Master Plan Report dated September 5, 2001 was received from the General Manager of Leisure Services regarding Greenway Park (East End Ramsey Lake) Master Plan.

Mr. Réal Carré, Director Leisure, Community and Volunteer Services addressed the Committee stating that in the Fall of 2000, the Council for the former City of Sudbury approved a recommendation to seek the services of a consulting team to undertake a Master Plan for the East End of Ramsey Lake. The purpose of the Master Plan for the East End of Ramsey Lake, referred to as "Greenway Park", is to help guide present and future developments and to ensure the study area is being developed in a planned and coordinated manner. The Greenway Park proposed for the eastern end of Ramsey Lake is comprised of over 430 hectares of the Ramsey Lake watershed and is bounded by the Highway 17 E bypass to the South, the CP Rail line to the north and incorporates City owned lands, including the Moonlight Beach, Camp Sudaca and Frenchmen's Bay areas.

Mr. Réal Carré thanked all Committee Members and staff for their dedication and expertise in developing the Greenway Park Master Plan.

Mr. Bob Rogers, Co-Chair, Bell Park Master Plan Steering Committee, addressed the Committee stating that if you look after the land surrounding the lake, the lake will look after itself. Greenway Park will not only protect a major wilderness area, it will also help preserve Ramsey Lake. He pointed out that Ramsey Lake is also the major source of Sudbury's drinking water.

Cont'd...

## **DELEGATIONS (Cont'd)**

Greenway Park  
(East End Ramsey  
Lake) Master Plan  
(Cont'd)

Without the balance that the Park will provide, the quality of water will quickly deteriorate. The Master Plan will ensure the present stewardship incorporated as an essential component. He stated the green vision of Ramsey Lake will become a reality.

Mr. Rodger Todhunter, Rodger Todhunter Associates Landscape Architects and Mr. Dennis Castellan, Castellan Luciw James & Architects gave an overview of the Greenway Park Master Plan.

Mr. Todhunter pointed out that in developing the Master Plan, key planning principles for Ramsey Lake which is the focal point and meeting place for both residents and visitors who visit Sudbury, were considered. These planning principles include the fact that all future decisions affecting Ramsey Lake and its watershed must contribute to the health of the Lake, preserve the Lake's resources and balance the needs of the natural environment with the desire to use the Lake for recreational purposes. He outlined the Plan's principles, components, key elements and planning goal.

Mr. Dennis Castellan addressed the Committee explaining that Sudacca will be utilized for community and recreation service functions on a year round basis through the use of a new multi-purpose signature building. The building, an 8,000 sq. ft. open concept design will reflect sustainable architecture.

Mr. Rogers advised that it will cost approximately \$3.5 million to implement the Master Plan and much of the Plan can be implemented within five years. He stated that with the support of Council and the implementation of the Greenway Park (East End Ramsey Lake) Master Plan, the eastern area of Ramsey Lake will continue to be enjoyed by the area residents and visitors.

Mr. Dave Battaino, Co-Chair, Bell Park Master Plan Steering Committee, addressed the Committee as a Friend of Camp Sudaca. He stated they are very interested in partnering with the Community and have the best interests of the Community in mind. He also advised that they are very exciting about partnering with the Sudbury Kinsmen, Nickel District Conservation Authority and Laurentian University.

The Committee Chair thanked everyone for their presentation.

The following resolution was presented:

2001-120 Courtemanche-Dupuis: WHEREAS the former Regional Municipality of Sudbury adopted the Ramsey Lake Community Improvement Plan in 1992, and;

Cont'd...

**DELEGATIONS (Cont'd)**

Greenway Park  
(East End Ramsey  
Lake) Master Plan  
(Cont'd)

Resolution 2001-120 (Cont'd)

WHEREAS the Ramsey Lake Community Improvement Plan recommended the preparation of a master plan for Moonlight Beach and surrounding areas;

THEREFORE it is recommended that Council approve the Greenway Park (East End Ramsey Lake) Master Plan and the recommendations contained therein to help guide the present and future development of the area which includes Frenchman's Bay, Moonlight Beach and Sudaca;

AND FURTHER it is recommended that a Ramsey Lake Community Advisory Panel be created whose mandate will include guiding the Stewardship of Ramsey Lake and that at the conclusion of its present term, the Bell Park Advisory Panel be incorporated into the Ramsey Lake Community Advisory Panel.

**RECORDED VOTE:**

**YEAS**

**NAYS**

- Bradley
- Callaghan
- Courtemanche
- Craig
- Davey
- Dupuis
- Gainer
- Lalonde
- McIntaggart
- Petryna
- Portelance
- Kilgour

CARRIED

Recess

The Committee recessed at 8:55 p.m. and reconvened at 9:01 p.m.

**PUBLIC HEARINGS**

**REZONING APPLICATION TO PERMIT THE CONVERSION OF A BEAUTY PARLOUR INTO A CHIROPRACTIC OFFICE, 431 LINDA STREET, SUDBURY - 939631 ONTARIO LTD.**

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

Cont'd...

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

### **REZONING APPLICATION TO PERMIT THE CONVERSION OF A BEAUTY PARLOUR INTO A CHIROPRACTIC OFFICE, 431 LINDA STREET, SUDBURY - 939631 ONTARIO LTD. (Cont'd)**

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Report dated August 31, 2001 was received from the Director of Planning Services and the General Manager of Economic Development and Planning Services regarding a rezoning application to permit the conversion of a beauty parlour into a chiropractic office, 431 Linda Street, Sudbury - 939631 Ontario Ltd.

The Manager of Development Services outlined the application to the Committee.

Mr. Bruno Michel, agent representing 939631 Ontario Ltd., was present and indicated the applicant was satisfied with the staff recommendation. He pointed out they are not the original owners of the property and were not aware of the outstanding elements of the existing Site Plan Control Agreement. He advised they will complete the required elements of the existing Site Plan Control Agreement.

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.**

2001-121 Dupuis-Bradley: That the application by 939631 Ontario Ltd. to amend By-law 95-500Z being the Comprehensive Zoning By-law for the (former) City of Sudbury from "R2-3", Special Double Residential to a *revised* "R2-Special", Special Double Residential with respect to those lands described as Parcel 31390 S.E.S. being Part 1, Plan SR-775 in Lot 7, Concession 1, Township of McKim, City of Greater Sudbury be approved subject to the following conditions:

1. That the only permitted uses shall be a beauty parlour, a chiropractic office and one dwelling unit.
2. Prior to the passage of an amending zoning by-law the owner shall complete the required elements of the existing Site Plan Control Agreement. Further, the owner shall extend the privacy fence north along the west property boundary, to the south limit of the existing on site dwelling, all to the satisfaction of the Director of Planning Services.
3. Prior to the passage of an amending zoning by-law the owner shall clean the existing entrance culvert to the satisfaction of the General Manager of Public Works.

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

CARRIED

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

### **APPLICATION FOR A TEMPORARY USE BY-LAW TO PERMIT AN EXISTING GARAGE BUILDING TO BE CONVERTED TO A GARDEN SUITE WHICH IS TO BE OCCUPIED BY A SENIOR FAMILY MEMBER FOR A MAXIMUM PERIOD OF 10 YEARS, 395 PERREAULT STREET, SUDBURY - JEAN AND DORA CLEMENT**

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

Report dated August 31, 2001 was received from the Director of Planning Services and the General Manager of Economic Development and Planning Services regarding an application for a temporary use by-law to permit an existing garage building to be converted to a garden suite which is to be occupied by a senior family member for a maximum period of 10 years, 395 Perreault Street, Sudbury - Jean and Dora Clement.

Letter of concern dated September 6, 2001 from Mr. and Mrs. G. Belanger, 391 Perreault Street, Sudbury regarding the above-noted application, was circulated to Members of the Committee at the meeting.

The Manager of Development Services outlined the application to the Committee. He advised that the applicant had submitted an elevation survey to the Nickel District Conservation Authority, therefore Item (b) of the staff recommendation has been amended accordingly.

Mr. Jean Clement, applicant was present and advised that he was satisfied with the staff recommendation. He explained the existing building to be converted into a garden suite was never a garage but was an existing ceramics business. He also advised that the person to occupy the garden suite is his daughter-in-law's mother who has physical disabilities.

Committee Members expressed concern with respect to the definition of a family member. The Manager of Development Services advised there is no specific policy that defines a family member. He noted the Program is not restricted to only elderly parents. It can be another relative who requires living assistance.

The Committee did not approve requests for additional information with respect to costs and time spent to review existing granny flats as well as clarification on the definition of family members.

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 FOR A TEMPORARY USE BY-LAW TO PERMIT AN EXISTING GARAGE BUILDING TO BE CONVERTED TO A GARDEN SUITE WHICH IS TO BE OCCUPIED BY A SENIOR FAMILY MEMBER FOR A MAXIMUM PERIOD OF 10 YEARS, 395 PERREAULT STREET, SUDBURY - JEAN AND DORA CLEMENT (Cont'd)**

2001-122 Petryna-Bradley: That the application by Jean and Dora Clement for a temporary use by-law in accordance with Section 39 of the Planning Act to permit "the conversion of an existing building for use as a garden suite for a maximum period of ten (10) years" on Lot 249, Plan M-60, in Lot 4, Concession 4, McKim Township, as an exception to the "R6-13", Established 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 subject to the following:

- a) That the standard "R6", Established Residential zoning be reinstated on the subject property.
- b) That prior to the passing of an amending by-law the Development Services Section is to be advised by the Chief Building Official that the building permit process has been initiated for the proposed garden suite, in order to ensure that Building Code regulations are being complied with.
- c) That the temporary use by-law specify that the garden suite is only to be occupied by a family member who by virtue of age or physical disability requires living assistance.

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

CARRIED

After the Hour of 10:00 p.m. 2001-123 Bradley-Callaghan: That we proceed after the hour of 10:00 p.m.

CARRIED

**REZONING APPLICATION TO PERMIT THE PROCESSING, STORAGE AND RETAIL SALE OF FIREWOOD, 636 GRAVEL DRIVE, HANMER - GEORGE SOLOMON**

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

Report dated August 31, 2001 was received from the Director of Planning Services and the General Manager of Economic Development and Planning Services regarding a rezoning application to permit the processing, storage and retail sale of firewood, 636 Gravel Drive, Hanmer - George Solomon.

Cont'd...

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

### **REZONING APPLICATION TO PERMIT THE PROCESSING, STORAGE AND RETAIL SALE OF FIREWOOD, 636 GRAVEL DRIVE, HANMER - GEORGE SOLOMON (Cont'd)**

The Manager of Development Services outlined the application to the Committee. He advised that in order to minimize any impact from noise associated with the processing of firewood, it is recommended that the processing aspect of the operation be confined to an area beyond 200 metres from Gravel Drive. He also pointed out that a race track has been established on the north portion of the applicant's property. He noted the zoning by-law would not permit this activity if any buildings or structures are built which require building permits. Therefore, any buildings or structures existing on the site which require building permits and are related to the race track should be removed prior to the passing of an amending by-law. He advised that the application is recommended for approval.

Mr. George Solomon, applicant was present and advised the race track existed prior to the temporary woodlot use and was approved by the former Region of Sudbury. He explained that it would not be practical to move the operation a further 200 metres from Gravel Drive because it would be further to haul the wood. He also pointed out that considerable funds and time have been spent levelling the property and building a road. Parking for vehicles is required when races are scheduled and more land would have to be excavated to accommodate the log operation and parking. He stated that he has not had any complaints from area residents and his hours of operation are limited to 10:00 a.m. to 6:00 p.m. He advised that moving the wood operation 100 metres from Gravel Drive would be reasonable.

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.**

2001-124 Dupuis-Bradley: That the application by George Solomon to amend By-law 83-300, being the zoning by-law of the former Town of Valley East and Town of Onaping Falls, by changing the zoning classification of Part 3, Plan 53R-16073 from "A", Agricultural Reserve Zone to "A-Special", be approved subject to the following:

- i) That the amending by-law specify that in addition to the uses permitted in an "A" Zone, the processing, storage and retail sale of firewood shall also be permitted on Part 3, Plan 53R-16073;
- ii) A minimum setback of 22 metres from the front lot line and 15 metres from the westerly side lot line shall be provided;

Cont'd...

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

### **REZONING APPLICATION TO PERMIT THE PROCESSING, STORAGE AND RETAIL SALE OF FIREWOOD, 636 GRAVEL DRIVE, HANMER - GEORGE SOLOMON (Cont'd)**

#### **Resolution 2001-124 (Cont'd)**

- iii) Only the retail sale of finished firewood product shall be permitted within 100 metres of Gravel Drive, and all processing, sawing and splitting of firewood shall be restricted to the area lying beyond 100 metres from Gravel Drive; and
- iv) That prior to the passing of an amending by-law, the Planning Services Section shall be advised by the Chief Building Official that any buildings or structures on the site which require building permits and are associated with the race track activity have been removed.

CONCURRING MEMBERS: Councillors Bradley, Callaghan, Courtemanche, Craig, 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-4 contained in the Consent Agenda:

2001-125 Bradley-Dupuis: That Items C-1 to C-4 contained in the Consent Agenda, be adopted.

CARRIED

## **MINUTES**

Item C-1  
V.E.T.A.C  
Minutes of  
June 13/01

2001-126 Gainer-Bradley: That Report #6, Vegetation Enhancement Technical Advisory Committee Minutes of June 13, 2001, be adopted.

CARRIED

## **ROUTINE MANAGEMENT REPORTS**

Item C-2  
Disposition of  
Surplus Property  
166 Wickie Road  
Walden

Report dated September 4, 2001 was received from the Director of Legal Services/City Solicitor and the General Manager of Corporate Services regarding disposition of surplus property, 166 Wickie Road, Walden.

2001-127 Portelance-Gainer: That Lot 8, Plan 53M-1116 being G-166 Wickie Road, be declared as surplus and sold to Rachelle Poulin for \$55,000.00.

CARRIED

**PART I CONSENT AGENDA (Cont'd)**

**ROUTINE MANAGEMENT REPORTS (Cont'd)**

Item C-3  
Lease Agreement  
- 178 Elm Street,  
Sudbury -  
Provincial Offenses  
Administration  
Office

Report dated September 4, 2001 was received from the Director of Legal Services/City Solicitor and the General Manager of Corporate Services regarding lease agreement - 178 Elm Street, Sudbury - Provincial Offenses Administration Office.

2001-128 Portelance-Gainer: That the City of Greater Sudbury enter into a lease agreement with The Estate of Henri Rosset for office space in the building located at 178 Elm Street, Sudbury, under the terms and conditions contained in the following report, and

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

CARRIED

Item C-4  
Lane Closure  
and Disposition  
of Surplus  
Property to  
Sudbury Knights  
of Columbus  
Home Assoc.

Report dated September 4, 2001 was received from the Director of Legal Services/City Solicitor and the General Manager of Corporate Services regarding lane closure and disposition of surplus property to Sudbury Knights of Columbus Home Association.

2001-129 Portelance-Kilgour: That part of lane located south of the Sudbury Knights of Columbus Home Association and west of Part 1 on Plan 53R-16936 be stopped-up and 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

Adjournment

2001-130 Portelance-Gainer: That we do now adjourn.  
TIME: 10:24 p.m.

CARRIED

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
CHAIR DAVE KILGOUR