

**THE FIFTEENTH MEETING OF THE PLANNING COMMITTEE
OF THE CITY OF GREATER SUDBURY**

**Council Chamber
Tom Davies Square**

**Tuesday, April 8th, 2003
Commencement: 7:00 p.m.
Adjournment: 8:40 p.m.**

COUNCILLOR RON BRADLEY PRESIDING

Present Councillors Dupuis, McIntaggart, Portelance

Councillor Craig

Staff Bill Lautenbach, Director of Planning Services; Art Potvin,
Manager of Development Services; Don Bélisle, General Manager
of Public Works; Danielle Braney, Property Negotiator / Appraiser;
Angie Haché, Deputy City Clerk; Melissa Burtch, Licencing and
Assessment Clerk; Franca Bortolussi, Planning Committee
Secretary

News Media MCTV, Sudbury Star, Northern Life

Declarations of Pecuniary Interest None declared.

PUBLIC HEARINGS

**BY-LAW 2003-64, BEING A BY-LAW OF THE CITY OF GREATER SUDBURY TO
DECLARE SURPLUS, STOP-UP, CLOSE AND SELL A PORTION OF THE MOOSE
LAKE SHORE ROAD ALLOWANCE TO FALCONBRIDGE LTD.**

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

Report dated April 2nd, 2003, was received from the General Manager,
Corporate Services regarding By-law 2003-64, being a By-law of the City of
Greater Sudbury to declare surplus, stop-up, close and sell a portion of the
Moose Lake Shore Road Allowance to Falconbridge Ltd.

The Property Negotiator / Appraiser outlined the report to the Committee.

PUBLIC HEARINGS (cont'd)

BY-LAW 2003-64, BEING A BY-LAW OF THE CITY OF GREATER SUDBURY TO DECLARE SURPLUS, STOP-UP, CLOSE AND SELL A PORTION OF THE MOOSE LAKE SHORE ROAD ALLOWANCE TO FALCONBRIDGE LTD. (cont'd)

No objectors were present.

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

The following recommendation was presented:

Recommendation #2003-57

Portelance-McIntaggart: That we recommend to City Council that By-law 2003-64, a By-law of the City of Greater Sudbury to declare surplus, stop-up, close and sell a portion of the Moose Lake Shore Road allowance to Falconbridge Ltd, be given third reading.

CONCURRING MEMBERS: Councillors Dupuis, McIntaggart, Portelance, Bradley

CARRIED

REZONING APPLICATION TO PERMIT A SINGLE DWELLING AS AN ADDITIONAL USE, 83 LORNE STREET, SUDBURY - 1085904 ONTARIO INC.

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

Report dated April 1st, 2003, was received from the Director of Planning Services and the General Manager, Economic Development and Planning regarding a rezoning application to permit the a single dwelling as an additional use, 83 Lorne Street, Sudbury - 1085904 Ontario Inc

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

Dave Dorland, 298 Larch Street, Sudbury, was present as agent for the applicant. He advised that he had reviewed the recommendation with his client and it was acceptable to the applicant.

PUBLIC HEARINGS (cont'd)

REZONING APPLICATION TO PERMIT A SINGLE DWELLING AS AN ADDITIONAL USE, 83 LORNE STREET, SUDBURY - 1085904 ONTARIO INC. (cont'd)

Teuvo Suurkoivu, 81 Lorne Street, Sudbury, the abutting owner, questioned what additional uses the applicant would be allowed should the rezoning application be approved.

The Director of Planning Services advised that in addition to the other uses permitted in C-4, the additional use would be single dwelling.

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

The following recommendation was presented:

Recommendation #2003-58

Portelance-Dupuis: That the application by 1085904 Ontario Inc. to amend By-law 95-500Z being the Comprehensive Zoning By-law for the (former) City of Sudbury from "C4", Office Commercial to "C4-Special", Special Office Commercial in order to permit a single dwelling, in addition to all other "C4" zone uses, with respect to those lands described as Instrument #118135 being Part of Lot 31, Plan 3-S in Lot 6, Concession 3, Township of McKim be recommended for approval subject to the following condition:

1. That prior to the passage of an amending zoning by-law the owner shall undertake to obtain a "Change of Use" Permit to the satisfaction of the Director of Building Services/Chief Building Official.

CONCURRING MEMBERS: Councillors Dupuis, McIntaggart, Portelance, Bradley

CARRIED

REZONING APPLICATION IN ORDER TO RECOGNIZE A NON-CONFORMING TOURIST RESORT AND TO PERMIT ADDITIONAL CABINS AND CAMPING AREAS, 1700 SPANISH RIVER ROAD, WORTHINGTON - BETH MAIRS (WILD WOMEN EXPEDITIONS)

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

PUBLIC HEARINGS (cont'd)

REZONING APPLICATION IN ORDER TO RECOGNIZE A NON-CONFORMING TOURIST RESORT AND TO PERMIT ADDITIONAL CABINS AND CAMPING AREAS, 1700 SPANISH RIVER ROAD, WORTHINGTON - BETH MAIRS (WILD WOMEN EXPEDITIONS) (cont'd)

Report dated April 1st, 2003, was received from the Director of Planning Services and the General Manager, Economic Development and Planning regarding a rezoning application in order to recognize a non-conforming tourist resort and to permit additional cabins and camping areas, 1700 Spanish River Road, Worthington - Beth Mairs (Wild Women Expeditions)

Correspondence from Beth Mairs of Wild Women Expeditions attaching five letters of support from Ministry of Northern Development and Mines, Bike Manitoulin, Sundog Outfitters, Winkel's Your Independent Grocer and Veteran's Transportation Espanola Limited was distributed to the Committee Members at the meeting.

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

Beth Mairs, 1700 Spanish River Road, Worthington, was present. She read her letter to the Committee which outlined the history of Wild Women Expeditions and its contribution to the local economy. She also stated that she is certain there will be no problem in dealing with private waste management.

Meredith Armstrong, Partners in EcoAdventure Tourism, spoke in support of this application. She read a letter from Mary Nelder, Bike Manitoulin, in support of the application.

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

The following recommendation was presented:

Recommendation #2003-59

Portelance-McIntaggart: That the application by Beth Mairs to amend By-law 83-303 being the Zoning By-law for the former Town of Walden by changing the zoning classification of Part of Parcel 6728 in Lot 11, Concession 6, Lorne Township from "A", Agricultural Reserve to "A-Special", Agricultural Reserve Special be approved subject to the following:

- (a) That in addition to normal Agricultural Reserve uses, "a tourist resort with a maximum of 10 cabins and 5 tent sites, the owner's residence, and related accessory uses shall be permitted.

PUBLIC HEARINGS (cont'd)

REZONING APPLICATION IN ORDER TO RECOGNIZE A NON-CONFORMING TOURIST RESORT AND TO PERMIT ADDITIONAL CABINS AND CAMPING AREAS, 1700 SPANISH RIVER ROAD, WORTHINGTON - BETH MAIRS (WILD WOMEN EXPEDITIONS) (cont'd)

CONCURRING MEMBERS: Councillors Dupuis, McIntaggart, Portelance, Bradley

CARRIED

REZONING APPLICATION AND SUBDIVISION APPLICATION TO CREATE 41 LOTS FOR SINGLE RESIDENTIAL USE, EAST OF MURIEL CRESCENT, SUDBURY - 1085903 ONTARIO LIMITED (G. CECCARELLI)

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

Report dated March 31st, 2003, was received from the Director of Planning Services and the General Manager, Economic Development and Planning regarding a rezoning application and a subdivision application to create 41 lots for single residential use, east of Muriel Crescent, Sudbury - 1085903 Ontario Limited (G. Ceccarelli)

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

Andre Lacroix, 36 Elgin Street, Sudbury, solicitor/agent for the applicant, was present along with the applicants, Gerry Ceccarelli, 1657 Dixon Road, Sudbury, and Sam Lolas, 620 Brenda Drive, Sudbury.

Councillor Craig, representing the Ward, questioned whether the residents who currently used the subject property to access the conservation area would continue to have access. He also asked what latitude the City has with respect to the 5% dedication for parkland and expressed concern that the parkland would sit vacant for a long period of time.

Councillor Craig advised the applicants held a public meeting which was attended by Councillor Davey. The mailing list was extended beyond the requirement to ensure everyone was well informed. The public meeting was well attended. There were some concerns voiced at the meeting, however, there was no major opposition to the development.

Councillor Craig, speaking on behalf of Councillor Davey and himself, stated their approval to the development.

PUBLIC HEARINGS (cont'd)

REZONING APPLICATION AND SUBDIVISION APPLICATION TO CREATE 41 LOTS FOR SINGLE RESIDENTIAL USE, EAST OF MURIEL CRESCENT, SUDBURY - 1085903 ONTARIO LIMITED (G. CECCARELLI) (cont'd)

The Director of Planning Services advised that there is a link to the conservation area along the sewer and water corridor (to be used to connect Louisa Drive to the proposed Street A). With respect to the parkland, he pointed out that the City has the option to request the 5% dedication of land or monies in lieu of the land dedication. He advised that the three lots were requested rather than a monetary amount as this could result in a larger park area when future development occurs on the remaining vacant lands.

Mr. Lacroix advised the recommendations were agreeable to the applicants and they would like to proceed in order that the lots are on the market by mid summer.

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

The following recommendations were presented:

Recommendation #2003-60

Portelance-McIntaggart: That the application by 1085903 Ontario Limited to amend By-law 95-500Z being the Zoning By-law for the former City of Sudbury by changing the zoning classification of Part of Parcel 47429 S.E.S., being Part of Part 1, Plan 53R-10852 in Lot 3, Concession 6, Broder Township from "FD", Future Development to "R1", Single Residential be approved subject to the following:

- (a) That the applicant provide the Development Services Section with a registered survey plan of the land to be rezoned to enable the preparation of an amending by-law.

CONCURRING MEMBERS: Councillors Dupuis, McIntaggart, Portelance, Bradley

CARRIED

PUBLIC HEARINGS (cont'd)

REZONING APPLICATION AND SUBDIVISION APPLICATION TO CREATE 41 LOTS FOR SINGLE RESIDENTIAL USE, EAST OF MURIEL CRESCENT, SUDBURY - 1085903 ONTARIO LIMITED (G. CECCARELLI) (cont'd)

Recommendation #2003-61

Portelance-McIntaggart: That the City of Greater Sudbury Council's delegated official be directed to issue the draft approval to 1085903 Ontario Limited 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:

- 1) That this draft approval applies to the draft plan of subdivision of Part of Parcel 47429 S.E.S. in Lot 3, Concession 6, Broder Township as shown on a plan of subdivision prepared by A. Bortolussi, dated December 16, 2002, as amended by Dennis Consultants on March 7, 2003.
- 2) That the standard conditions of draft approval be imposed.
- 3) That 5% of the land included in the plan of subdivision be deeded to the City of Greater Sudbury for parks purposes in accordance with Section 51.1 (1) of the Planning Act.
- 4) Prior to the submission of servicing plans, the Owner shall, to the satisfaction of the General Manager of Public Works, provide a soils report prepared by a geotechnical engineer licenced in the Province of Ontario. Said report shall, as a minimum, provide factual information on the soils and groundwater conditions within the proposed development. Also, the report should include design information and recommended construction procedures for the following items: storm and sanitary sewers, watermain, roads, the mass filling of land, surface drainage works, including erosion control, slope stability (if applicable) and building foundations. The geotechnical information on building foundations shall be to the satisfaction of the Chief Building Official.
- 5) The owner should be advised that, at the time of construction of this development, he will be required to carry out all the works as per current City Standards and Specifications. At the present time the City requires a right-of-way radius of 17.5 m and a paved radius of 13.5 m for all cul-de-sacs within this development and the corner radius of all intersecting streets is to be 9.0 m.

PUBLIC HEARINGS (cont'd)

REZONING APPLICATION AND SUBDIVISION APPLICATION TO CREATE 41 LOTS FOR SINGLE RESIDENTIAL USE, EAST OF MURIEL CRESCENT, SUDBURY - 1085903 ONTARIO LIMITED (G. CECCARELLI) (cont'd)

- 6) The owner shall provide a detailed lot grading plan for all the proposed lots as part of the submission of servicing plans. This plan must show finished grades around new homes, side yards, swales and lot corners. The plan must show sufficient grades on boundary properties to mesh the lot grading of the new site to existing properties. Suitable provisions shall be incorporated into the Subdivision Agreement to ensure that the grading is undertaken to the satisfaction of the General Manager of Public Works.
- 7) As part of the submission of servicing plans, the owner shall have rear yard slope treatments designed by a geotechnical engineer licensed in the Province of Ontario incorporated into the plans at locations required by the General Manager of Public Works. Suitable provisions shall be incorporated into the Subdivision Agreement to ensure that the treatment is undertaken to the satisfaction of the General Manager of Public Works.
- 8) The applicant will be required to dedicate rear lot easements to the City of Greater Sudbury for municipal purposes. The maximum allowable runs for rear lot swales are not to exceed 500' without a storm inlet.
- 9) The proposed internal subdivision roadways are to be built to urban standards, including curbs, gutters, storm sewers and related appurtenances.
- 10) The applicant will be required to enter into a written agreement to satisfy all requirements of the City of Greater Sudbury concerning the provision of roads, walkways, street lighting, sanitary sewers, watermains, storm sewers and surface drainage facilities.
- 11) A watermain loop shall be constructed from the proposed Street 'A' to the existing municipal system on Muriel Crescent, to the satisfaction of the General Manager of Public Works.
- 12) Draft approval does not guarantee the allocation of either sewer or water capacity. Prior to the signing of the final plan, clearance is required from the General Manager of Public Works that sufficient sewage treatment capacity exists to service this development.
- 13) A temporary turning circle is required at the southerly terminal of Street "B". Said cul-de-sac shall be shown on the draft plan or on the abutting southerly property if agreement can be reached with the owner.

PUBLIC HEARINGS (cont'd)

REZONING APPLICATION AND SUBDIVISION APPLICATION TO CREATE 41 LOTS FOR SINGLE RESIDENTIAL USE, EAST OF MURIEL CRESCENT, SUDBURY - 1085903 ONTARIO LIMITED (G. CECCARELLI) (cont'd)

- 14) The owner will be required to install a 1.5 metre wide concrete sidewalk on the west side of the road allowance along the revised collector street.
- 15) The road connection along the unopened portion of Louisa Drive from Muriel Crescent to the development will be performed using urban standards for residential streets.
- 16) The owner will be required to make a cash contribution of \$3,000.00 per hectare of land to be developed outside the design area. This contribution is for the future upgrading of the Green Avenue Liftstation.
- 17) The owner shall retain a consulting civil engineering firm with a valid certificate of authorization to prepare a storm water management report for the development. Said report shall investigate the drainage boundaries and areas of the proposed subdivision in conjunction with the City drainage boundary area plans for the Louisa/Muriel and Oriole/Hunter sub-drainage basins to establish appropriate drainage outlets for the development. Said report shall review the capacity of existing storm sewer pipe and channel systems for the 1 in 5 storm and make recommendations to ensure there will be no adverse effects in existing neighborhoods as a result of the Regional storm.
- 18) Should the City's Algonquin Road Watershed Management Study determine that off-site improvement works are required as a result of this development, the owner will be required to cost share in the implementation of said works. The formula for the sharing of cost for any required improvement works will be established after the study is completed.
- 19) Prior to the signing of the final plan for any phase of this development, the Economic Development and Planning Services Department is to be advised by the General Manager of Public Works that a booster station is in place which can provide adequate domestic water supply, or alternatively, the subdivision agreement contains a provision whereby the owner has agreed to construct this facility within a certain time frame acceptable to the General Manager of Public Works.
- 20) Prior to the completion and submission of servicing plans, the owner shall provide evidence to the General Manager of Public Works that land for the required water booster station has been secured by the owner in a location satisfactory to the City of Greater Sudbury.

PUBLIC HEARINGS (cont'd)

REZONING APPLICATION AND SUBDIVISION APPLICATION TO CREATE 41 LOTS FOR SINGLE RESIDENTIAL USE, EAST OF MURIEL CRESCENT, SUDBURY - 1085903 ONTARIO LIMITED (G. CECCARELLI) (cont'd)

- 21) That the subdivision agreement contains provisions whereby the owner agrees to construct a 350 mm diameter watermain through the Willow Ridge Estates Subdivision, to the satisfaction of the General Manager of Public Works.
- 22) That the draft plan be amended to straighten the alignment of the north south collector road and to show the portion of Street A west of Street B forming a T-intersection with the collector. This access road between the collector street and Louisa shall be assigned lot numbers, but shall be shown as a temporary road.
- 23) That the subdivision agreement contain provisions whereby the temporary road in Condition 22 may be stopped up and closed by the City of Greater Sudbury when an alternative access becomes available and an updated traffic impact analysis indicates that the closure would be desirable, and whereby the owner agrees to remove the temporary street to the satisfaction of the General Manager of Public Works.
- 24) That the final plan shall provide a 6.0 m right of way to the City centred on the boundary between Lots 1 and 2 and Lots 9 and 10. A walkway 1.5 m in width shall be constructed and a 1.8 m wide easement shall be provided for sanitary sewer, storm sewer, water and utilities within the right of way to the satisfaction of the General Manager of Public Works.
- 25) That the registered Plan be integrated with the City of Greater Sudbury Control Network to the satisfaction of the Coordinator of the Geographic Information, Surveys and Mapping Section; provision of the final plan coordinate listings and an AutoCAD file of the resultant parcel fabric shall formulate part of this requirement.

CONCURRING MEMBERS: Councillors Dupuis, McIntaggart, Portelance, Bradley

CARRIED

Adjournment

Recommendation #2003-62

Dupuis-Portelance: That we do now adjourn.
Time: 8:40 p.m.

CARRIED

DEPUTY CITY CLERK

CHAIR RON BRADLEY PRESIDING