

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

**Council Chamber
Tom Davies Square**

**Tuesday, April 22nd, 2003
Commencement: 7:00 p.m.
Adjournment: 10:15 p.m.**

COUNCILLOR RON BRADLEY PRESIDING

Present Councillors Dupuis, McIntaggart, Petryna, Portelance
Councillors Callaghan, Craig, Davey, Kilgour

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

News Media Sudbury Star

Declarations of Pecuniary Interest None declared.

Order of Agenda The Committee by a two-thirds majority agreed to dispense with the Rules of Procedure and deal with item # 4 under Public Hearings at this time.

PUBLIC HEARINGS

SUBDIVISION APPROVAL APPLICATION, OFFICIAL PLAN AMENDMENT APPLICATION AND REZONING APPLICATION TO PERMIT THE RESUBDIVISION OF PART OF THE FORMER DALMAR SUBDIVISION INTO 72 LOTS FOR SINGLE RESIDENTIAL USE, BETWEEN BETHEL LAKE AND SOUTH BAY ROAD, SUDBURY - DALRON CONSTRUCTION LIMITED

Report dated April 15th, 2003, from the Director of Planning Services and the General Manager, Economic Development and Planning regarding applications for subdivision approval, Official Plan amendment and rezoning to permit the

PUBLIC HEARINGS (cont'd)

SUBDIVISION APPROVAL APPLICATION, OFFICIAL PLAN AMENDMENT APPLICATION AND REZONING APPLICATION TO PERMIT THE RESUBDIVISION OF PART OF THE FORMER DALMAR SUBDIVISION INTO 72 LOTS FOR SINGLE RESIDENTIAL USE, BETWEEN BETHEL LAKE AND SOUTH BAY ROAD, SUDBURY - DALRON CONSTRUCTION LIMITED (cont'd)

resubdivision of part of the former Dalmar Subdivision into 72 lots for single residential use, between Bethel Lake and South Bay Road, Sudbury - Dalron Construction Limited.

_____ The following correspondence expressing concern regarding the applications was received and distributed to Committee Members in regarding the applications: - letter dated April 15th, 2003 from Dr. and Mrs. R. J. Bolton - letter dated April 17th, 2003 from Thomas Gerry - letter dated April 22nd, 2003 from Ray Hunt - presentation April 22nd, 2003 from Dan Haller.

_____ The Chair advised the Planning Committee that a request for deferral was being made as a result of a meeting with the applicants, Ward Councillor Davey, and the area residents. The applicants are re-designing the subdivision and are requesting a deferral of this matter until they have an opportunity to complete the redesign and meet with the area residents next Wednesday, April 30th, 2003.

The Committee approved a motion by Councillor McIntaggart to defer the applications for one month as requested.

BY-LAWS 2003-76, 2003-77 AND 2003-78, STOP-UP, CLOSURE AND SALE/ TRANSFER OF PORTIONS OF VARIOUS STREETS

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

Report dated April 15th, 2003, was received from the General Manager, Corporate Services regarding By-laws 2003-76, 2003-77 and 2003-78, Stop-Up, Closure and Sale/Transfer of Portions of Various Streets.

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

By-law 2003-76

_____ Marie-Claire Bourgeault, 5640 Highway 69 North, Hanmer, was present. She owns a considerable amount of property around the subject lands. She stated that last time she addressed the Planning Committee (March 11th, 2003 regarding the rezoning application by the Sudbury Catholic District School Board)

PUBLIC HEARINGS (cont'd)

BY-LAWS 2003-76, 2003-77 AND 2003-78, STOP-UP, CLOSURE AND SALE/ TRANSFER OF PORTIONS OF VARIOUS STREETS (cont'd)

she was told these applications always get approved and this evening she heard the same thing, that this would be approved. She feels that, if the portion of Francis Street was transferred to the Board, her property would become landlocked. She advised that the property north to the subject lands was donated to the church by her family for the construction of St. Kevin's Church. She indicated there was a caution on the title and when the church was not built her family was not advised. It bothered her that she was never contacted by the School Board as she would have been willing to sell a portion of her property to them. She further stated that construction had commenced although the land has yet to be transferred to the School Board. She pointed out that the School Board does not have the acreage required for a secondary school.

In response to a question, Manager of Development Services advised that Ms. Bourgeault's property has access along Highway 69, Gravelle Drive and Ivan Street.

The General Manager of Public Works advised that, if a roadway is required within the next twenty years, the School Board, at their cost, would obtain and transfer to the City of Greater Sudbury Lot 28 on Michelle Drive which would provide an east-west corridor.

James Martin, was present on behalf of the Sudbury Catholic District School Board along with Dennis Castellan, Castellan Luciw James Architects Inc. and Robert Boucher and Denis Foucher of the Sudbury Catholic District School Board.

James Martin advised that this proposal deals with an existing school site (Ste. Anne's Elementary School) and they would like to construct an addition and convert it to a secondary school. There was a rezoning application that was approved to allow for the addition. As well, the concerns of most of the residents have been addressed through the Site Plan process. The request to close the unopened Francis Street is to allow an addition to the existing school building and to permit easy access for school buses.

By-law 2003-78

James Martin, 30 Elgin Street, was present on behalf of Antonio and Maria Cotroneo and Peter and Paola Stefanuto, the owners of abutting property known as the Maki Building and addressed the Committee. He stated that the proposed road closing is immediately adjacent to his clients' property and they have no objection to the stop-up and closure. His clients are interested in acquiring a small portion of the subject property to permit better access to their property.

PUBLIC HEARINGS (cont'd)

BY-LAWS 2003-76, 2003-77 AND 2003-78, STOP-UP, CLOSURE AND SALE/ TRANSFER OF PORTIONS OF VARIOUS STREETS (cont'd)

Joe Zito, on behalf of Vista Sudbury Hotel Inc. was present. He advised that his clients need the land for additional driveway area. He stated that his clients have been in contact with the owners of the Maki Building and the details for exchange of lands are being worked out.

By-law 2003-77

Joe Zito, on behalf of Vista Sudbury Hotels Inc. addressed the Committee. He stated that they have been in contact with representatives of the Diocese of Sault Ste. Marie who would like assurances that they could purchase portions of the subject lands and the details can be worked out with them.

Denis Mayer was present on behalf of Ste. Anne des Pines. He pointed out that Beech Street provides access for traffic going to Ste. Anne des Pines and funerals use this site to gain access to the church. Keeping that street open would be more ideal for their church and they would like to purchase their share of the subject property. The Beech Street access is critical to Ste. Anne des Pines and Christ the King Church.

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

The Committee noted that the staff report included a recommendation which reads as follows:

That we recommend to City Council that the following by-laws be given third reading:

- By-law 2003-76, A By-law of the City of Greater Sudbury to stop-up, close and transfer to the Sudbury Catholic District School Board a portion of Francis Street West of Michelle Street in the former City of Valley East
- By-law 2003-77, A By-law of the City of Greater Sudbury to stop-up and close a part of Beech Street East of Durham Street
- By-law 2003-78, A By-law of the City of Greater Sudbury to stop-up and close a part of Elm Street being Part of Unit 1, Plan D-132, in the City of Greater Sudbury.

PUBLIC HEARINGS (cont'd)

**BY-LAWS 2003-76, 2003-77 AND 2003-78, STOP-UP, CLOSURE AND SALE/
TRANSFER OF PORTIONS OF VARIOUS STREETS (cont'd)**

The Committee agreed to separate the recommendation as follows:

Recommendation #2003-63

Portelance-Dupuis: That we recommend to City Council that By-law 2003-76, A By-law of the City of Greater Sudbury to stop-up, close and transfer to the Sudbury Catholic District School Board a portion of Francis Street West of Michelle Street in the former City of Valley East, be given a third reading.

CONCURRING MEMBERS: Councillors Dupuis, McIntaggart, Petryna, Portelance, Bradley

CARRIED

Recommendation #2003-64

Portelance-Petryna: That we recommend to City Council that By-law 2003-78, A By-law of the City of Greater Sudbury to stop-up and close a part of Elm Street being Part of Unit 1, Plan D-132, in the City of Greater Sudbury, be given a third reading.

CONCURRING MEMBERS: Councillors Dupuis, McIntaggart, Petryna, Portelance, Bradley

CARRIED

Recommendation

Portelance-Petryna: That we recommend to City Council that By-law 2003-77, A By-law of the City of Greater Sudbury to stop-up and close a part of Beech Street east of Durham Street, in the City of Greater Sudbury, be given a third reading.

The Committee approved a motion by Councillor McIntaggart in order that the Property Negotiator / Appraiser could discuss this matter with the Diocese of Sault Ste. Marie and Vista Sudbury Hotel Inc. and provide a report to the Committee.

PUBLIC HEARINGS (cont'd)

REZONING APPLICATION TO PERMIT WAREHOUSING AND RELATED ACCESSORY USES WITHIN EXISTING BUILDING, 97 ST. GEORGE STREET, SUDBURY - RICK WELTON

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

Report dated April 14th, 2003, was received from the Director of Planning Services and the General Manager, Economic Development and Planning regarding an application for rezoning to permit warehousing and related accessory uses within existing building, 97 St. George Street, Sudbury - Rick Welton

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

Rolly Dupuis of Royal LePage North Heritage Realty, on behalf of the applicant, and Hewie Holson of Re/Max Sudbury Inc., on behalf of a prospective purchaser, were present.

Hewie Holson stated that there would be sufficient parking as there would only be a few people on the property at any one time as the property would be used solely for warehousing. He further stated that the only way to create more parking is to remove the loading docks and that would make the warehouse useless.

Dan Colard of King Street asked if there were any plans to use the lane for loading and unloading. He was advised by Hewie Holson a fence goes right across the property and the lane would not be used for access.

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 #2003-65

Dupuis-Portelance: That the application by Rick Welton to amend By-law 95-500Z being the Zoning By-law for the former City of Sudbury by changing the zoning classification of Lots 206 to 210, Plan 18-S, in Lot 5, Concession 4, McKim Township from "R6", Established Residential to "R6-Special", Established Residential Special be approved subject to the following:

PUBLIC HEARINGS (cont'd)

REZONING APPLICATION TO PERMIT WAREHOUSING AND RELATED ACCESSORY USES WITHIN EXISTING BUILDING, 97 ST. GEORGE STREET, SUDBURY - RICK WELTON

- (a) That the only permitted uses within the existing building shall be warehousing and related accessory uses.
- (b) That the amending zoning by-law permit 2 facia signs with a maximum total area of 18.m² (200 square feet).
- (c) That prior to the passing of an amending zoning by-law the owner enter into a Site Plan Control Agreement with the City in order to cover the concerns addressed in the staff report.
- (d) That the amending by-law require the provision of a minimum of 8 parking spaces, generally as shown on the site plan attached to the staff report dated April 14th, 2003.

CONCURRING MEMBERS: Councillors Dupuis, McIntaggart, Petryna, Portelance, Bradley

CARRIED

SUBDIVISION APPROVAL APPLICATION AND REZONING APPLICATION TO PERMIT THE CREATION OF 126 LOTS FOR SINGLE RESIDENTIAL USE, ADJACENT TO LANDREVILLE DRIVE, GRAYWOOD DRIVE AND MALEY DRIVE, SUDBURY - BONAVENTURE DEVELOPMENT COMPANY LIMITED

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

Report dated April 15th, 2003, was received from the Director of Planning Services and the General Manager, Economic Development and Planning regarding applications for subdivision approval and rezoning to permit the creation of 126 lots for single residential use, adjacent to Landreville Drive, Graywood Drive and Maley Drive, Sudbury - Bonaventure Development Company Limited.

A letter of concern dated April 16th, 2003 from Richard and Liette Séguin was distributed to the Committee Members at the meeting.

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

PUBLIC HEARINGS (cont'd)

SUBDIVISION APPROVAL APPLICATION AND REZONING APPLICATION TO PERMIT THE CREATION OF 126 LOTS FOR SINGLE RESIDENTIAL USE, ADJACENT TO LANDREVILLE DRIVE, GRAYWOOD DRIVE AND MALEY DRIVE, SUDBURY - BONAVENTURE DEVELOPMENT COMPANY LIMITED (cont'd)

Denis Michel, 36 Elgin Street, solicitor for the applicants and the applicants, Leo Paquette and Ronald Belanger were present.

Denis Michel distributed a sketch to Committee Members regarding these applications which was the original plan. He stated that the land for the proposed connection of Street "B" to Governor's Road belongs to Cambrian College. He advised that this was not mentioned in the preliminary plan and he thought this was a plan for the future and not being considered now. This plan shows three cul-de-sacs. The applicants are proposing two cul-de-sacs - one at Lots 9 & 10 and one at Lots 28, 29, 17 and 18. The third one at Graywood Drive is no longer necessary. He indicated that the original submission alleviates concerns of area residents regarding increased traffic and substantial cost to the developer for blasting and road work.

The General Manager of Public Works advised that the plan was changed as they do not recommend cul-de-sacs as they are difficult for garbage pick-up, snow plowing, drainage, access by emergency vehicles, etc.

Carmen DeMarco, 1783 Havenbrook Drive, advised that the residents and the developer are in agreement with the plan using cul-de-sacs.

Kal Pitkanen, 1776 Graywood Drive, is concerned with respect to increased traffic if Street "B" is connected to Barrydowne Road and with the parking lot traffic from Cambrian College using Graywood Drive.

Bob Carscaden, 1740 Graywood Drive, feels the preliminary plan with the cul-de-sacs should be used. If a road is built as recommended, he would be facing a rock cut. The construction of the extension of Graywood Drive would be costly and the developer would be left with lots that would be difficult to sell and would require a considerable amount of blasting. He also stated that he would like to receive a copy of the Committee's decision and requested that he be advised of any changes to the conditions of the draft approval.

Richard Séguin, 1771 Havenbrook Drive, stated that he is 100% in agreement with Mr. Belanger and the neighbours. He feels the development is feasible with the plan using the cul-de-sacs.

Alain Denis, the owner of Lot 39, Valleystream Drive, stated he is also in agreement with the preliminary plan with the cul-de-sacs.

PUBLIC HEARINGS (cont'd)

SUBDIVISION APPROVAL APPLICATION AND REZONING APPLICATION TO PERMIT THE CREATION OF 126 LOTS FOR SINGLE RESIDENTIAL USE, ADJACENT TO LANDREVILLE DRIVE, GRAYWOOD DRIVE AND MALEY DRIVE, SUDBURY - BONAVENTURE DEVELOPMENT COMPANY LIMITED (cont'd)

Councillor Kilgour, representing the Ward, stated that several Councillors attended the meeting with the area residents and, after meeting with them and looking at the lay of the land, it makes sense the cul-de-sacs is the best option. There is fifteen to twenty feet of rock height that would have to be removed if the cul-de-sac option was not implemented. He strongly urged the Committee to consider the cul-de-sac option.

Councillor Callaghan, representing the Ward, indicated that the option of the cu-de-sacs is the solution as it would alleviate the traffic concerns of the residents and the concerns of the developer and residents regarding blasting and rock piles. The area residents support the development of over 100 homes and all they want is the committee's consideration of the cu-de-sac option to address their concerns.

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 #2003-66

Dupuis-Portelance: That the application by Bonaventure Development Company Limited to amend By-law 95-500Z being the Comprehensive Zoning By-law for the (former) City of Sudbury from "FD", Future Development to "R1", Single Residential with respect to those lands described as Part of Parcel 6079 S.E.S. in Lot 12, Concession 6, Township of Neelon be recommended for approval subject to the following condition:

1. That in order to enable the preparation of an amending zoning by-law the owner shall provide the Development Services Section with a registered survey plan which describes the lands to be rezoned.

CONCURRING MEMBERS: Councillors Dupuis, McIntaggart, Petryna, Portelance, Bradley

CARRIED

PUBLIC HEARINGS (cont'd)

SUBDIVISION APPROVAL APPLICATION AND REZONING APPLICATION TO PERMIT THE CREATION OF 126 LOTS FOR SINGLE RESIDENTIAL USE, ADJACENT TO LANDREVILLE DRIVE, GRAYWOOD DRIVE AND MALEY DRIVE, SUDBURY - BONAVENTURE DEVELOPMENT COMPANY LIMITED (cont'd)

_____The following recommendation was presented.

Recommendation

Portelance-Dupuis: That the City of Greater Sudbury Council's delegated official be directed to issue the draft plan approval for the subject subdivision to Bonaventure Development Company Limited 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 6079 S.E.S. in Lot 12, Concession 6, Township of Neelon as shown on a plan of subdivision prepared by Terry Del Bosco, O.L.S., dated December 10th, 2002, and subsequently amended by a plan prepared by Dennis Consultants Civil Engineers dated April 8th, 2003.
2. That the standard conditions of draft approval be imposed.
3. That 5% of the land, or alternatively 5% of the cash value of the land, included in the plan of subdivision be deeded or provided to the City of Greater Sudbury for parks purposes in accordance with Section 51.(1) of the Planning Act.
4. 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.
5. Prior to the submission of servicing plans, the owner shall, to the satisfaction of the General Manager of Public Works and the Chief Building Official, provide a soils report prepared by a geotechnical engineer licensed in the Province of Ontario, as described in the staff report of April 15th, 2003.
6. The owner shall provide a detailed lot grading plan for all the proposed lots as part of the submission of servicing plans as described in the staff report of April 15th, 2003. Suitable provisions shall be incorporated into the Subdivision Agreement to ensure that treatment is undertaken to the satisfaction of the General Manager of Public Works, Hydro One and the Nickel District Conservation Authority.

PUBLIC HEARINGS (cont'd)

SUBDIVISION APPROVAL APPLICATION AND REZONING APPLICATION TO PERMIT THE CREATION OF 126 LOTS FOR SINGLE RESIDENTIAL USE, ADJACENT TO LANDREVILLE DRIVE, GRAYWOOD DRIVE AND MALEY DRIVE, SUDBURY - BONAVENTURE DEVELOPMENT COMPANY LIMITED (cont'd)

7. The owner shall satisfy the requirements of the General Manager of Public Works with respect to the subdivision phasing and road access to the subdivision, and walkways in accordance with the provisions contained in the staff report of April 15th, 2003.
8. 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 in the Subdivision Agreement to ensure that the treatment is undertaken to the satisfaction of the General Manager of Public Works.
9. Prior to the submission of servicing plans, the owner shall have a storm water management report and plan prepared by a consulting engineer with a valid certificate of authorization to the satisfaction of the General Manager of Public Works, Hydro One and the Nickel District Conservation Authority as described in the staff report of April 15th, 2003.
10. The owner will be responsible for replacing the 150 mm diameter sanitary sewer stub from Valleystream Drive to this subdivision with a 200 mm diameter sanitary sewer to the satisfaction of the General Manager of Public Works.
11. The owner shall construct a 300 mm watermain from Valleystream Drive, as described in the staff report of April 15th, 2003, to the satisfaction of the General Manager of Public Works.
12. The owner shall provide a 1.6 m wide pedestrian walkway to Parcel 46677 S.E.S to the satisfaction of the General Manager of Public Works.
13. The subdivision agreement shall contain conditions which facilitate the establishment of an appropriate sight line adjacent to Lot 8, Plan M-1005 on Graywood Drive to the satisfaction of the General Manager of Public Works.
14. 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 and surface drainage facilities.

PUBLIC HEARINGS (cont'd)

SUBDIVISION APPROVAL APPLICATION AND REZONING APPLICATION TO PERMIT THE CREATION OF 126 LOTS FOR SINGLE RESIDENTIAL USE, ADJACENT TO LANDREVILLE DRIVE, GRAYWOOD DRIVE AND MALEY DRIVE, SUDBURY - BONAVENTURE DEVELOPMENT COMPANY LIMITED (cont'd)

15. Prior to the signing of the final plan for any phase of this subdivision, where a water pressure problem within a proposed development area has been identified by the General Manager of Public Works, the Director of Planning Services is to be advised that a booster station is in place which can provide adequate domestic water supply to the satisfaction of General Manager of Public Works.
16. Prior to the signing of the final plan the owner shall undertake a noise assessment using the existing arterial road and traffic flows as may be projected for Maley Drive as set out in the 1992 Master Transportation Study to determine what control measures are required to meet Ministry of the Environment noise assessment criteria, and if necessary, that provisions for implementing noise control measures be included in the subdivision agreement to the satisfaction of the General Manager of Public Works and the Director of Planning Services.
17. Prior to the signing of the final plan the owner shall undertake to floodproof Lots 93 to 101 inclusive to the satisfaction of the Nickel District Conservation Authority.
18. Prior to the signing of the final plan the owner shall enter into a standard natural gas pipeline crossing agreement with Union Gas Limited to the satisfaction of the Director of Legal Services/City Solicitor.
19. Prior to the signing of the final plan the owner shall undertake to satisfy all requirements as specified by Hydro One to the satisfaction of the Director of Legal Services/City Solicitor.
20. 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.
21. 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.

PUBLIC HEARINGS (cont'd)

SUBDIVISION APPROVAL APPLICATION AND REZONING APPLICATION TO PERMIT THE CREATION OF 126 LOTS FOR SINGLE RESIDENTIAL USE, ADJACENT TO LANDREVILLE DRIVE, GRAYWOOD DRIVE AND MALEY DRIVE, SUDBURY - BONAVENTURE DEVELOPMENT COMPANY LIMITED (cont'd)

The following amendment to the recommendation was presented.

Recommendation #2003-67

Dupuis-Portelance:

22. That the plan be revised by eliminating the road connection from Street "B" to Graywood Drive by providing a cul-de-sac on Street "B" in the vicinity of Lots 12 and 40; a cul-de-sac at Graywood Drive; and a cul-de-sac on Street "A" in the vicinity of Lots 19 and 27.
7. Amend by adding: "as amended by condition 22.
13. Delete.

CONCURRING MEMBERS: Councillors Dupuis, Petryna, Portelance, Bradley

NON-CONCURRING MEMBER: Councillor McIntaggart

CARRIED

The main recommendation as amended was presented.

Recommendation #2003-68

Portelance-Dupuis: That the City of Greater Sudbury Council's delegated official be directed to issue the draft plan approval for the subject subdivision to Bonaventure Development Company Limited 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 6079 S.E.S. in Lot 12, Concession 6, Township of Neelon as shown on a plan of subdivision prepared by Terry Del Bosco, O.L.S., dated December 10th, 2002, and subsequently amended by a plan prepared by Dennis Consultants Civil Engineers dated April 8th, 2003.
2. That the standard conditions of draft approval be imposed.

PUBLIC HEARINGS (cont'd)

SUBDIVISION APPROVAL APPLICATION AND REZONING APPLICATION TO PERMIT THE CREATION OF 126 LOTS FOR SINGLE RESIDENTIAL USE, ADJACENT TO LANDREVILLE DRIVE, GRAYWOOD DRIVE AND MALEY DRIVE, SUDBURY - BONAVENTURE DEVELOPMENT COMPANY LIMITED (cont'd)

3. That 5% of the land, or alternatively 5% of the cash value of the land, included in the plan of subdivision be deeded or provided to the City of Greater Sudbury for parks purposes in accordance with Section 51.(1) of the Planning Act.
4. 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.
5. Prior to the submission of servicing plans, the owner shall, to the satisfaction of the General Manager of Public Works and the Chief Building Official, provide a soils report prepared by a geotechnical engineer licensed in the Province of Ontario, as described in the staff report of April 15th, 2003, as amended by condition 21.
6. The owner shall provide a detailed lot grading plan for all the proposed lots as part of the submission of servicing plans as described in the staff report of April 15th, 2003. Suitable provisions shall be incorporated into the Subdivision Agreement to ensure that treatment is undertaken to the satisfaction of the General Manager of Public Works, Hydro One and the Nickel District Conservation Authority.
7. The owner shall satisfy the requirements of the General Manager of Public Works with respect to the subdivision phasing and road access to the subdivision, and walkways in accordance with the provisions contained in the staff report of April 15th, 2003, as amended by condition 22.
8. 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 in the Subdivision Agreement to ensure that the treatment is undertaken to the satisfaction of the General Manager of Public Works.
9. Prior to the submission of servicing plans, the owner shall have a storm water management report and plan prepared by a consulting engineer

PUBLIC HEARINGS (cont'd)

SUBDIVISION APPROVAL APPLICATION AND REZONING APPLICATION TO PERMIT THE CREATION OF 126 LOTS FOR SINGLE RESIDENTIAL USE, ADJACENT TO LANDREVILLE DRIVE, GRAYWOOD DRIVE AND MALEY DRIVE, SUDBURY - BONAVENTURE DEVELOPMENT COMPANY LIMITED (cont'd)

with a valid certificate of authorization to the satisfaction of the General Manager of Public Works, Hydro One and the Nickel District Conservation Authority as described in the staff report of April 15th, 2003.

10. The owner will be responsible for replacing the 150 mm diameter sanitary sewer stub from Valleystream Drive to this subdivision with a 200 mm diameter sanitary sewer to the satisfaction of the General Manager of Public Works.
11. The owner shall construct a 300 mm watermain from Valleystream Drive, as described in the staff report of April 15th, 2003, to the satisfaction of the General Manager of Public Works.
12. The owner shall provide a 1.6 m wide pedestrian walkway to Parcel 46677 S.E.S to the satisfaction of the General Manager of Public Works.
13. 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 and surface drainage facilities.
14. Prior to the signing of the final plan for any phase of this subdivision, where a water pressure problem within a proposed development area has been identified by the General Manager of Public Works, the Director of Planning Services is to be advised that a booster station is in place which can provide adequate domestic water supply to the satisfaction of General Manager of Public Works.
15. Prior to the signing of the final plan the owner shall undertake a noise assessment using the existing arterial road and traffic flows as may be projected for Maley Drive as set out in the 1992 Master Transportation Study to determine what control measures are required to meet Ministry of the Environment noise assessment criteria, and if necessary, that provisions for implementing noise control measures be included in the subdivision agreement to the satisfaction of the General Manager of Public Works and the Director of Planning Services.
16. Prior to the signing of the final plan the owner shall undertake to floodproof Lots 93 to 101 inclusive to the satisfaction of the Nickel District Conservation Authority.

PUBLIC HEARINGS (cont'd)

SUBDIVISION APPROVAL APPLICATION AND REZONING APPLICATION TO PERMIT THE CREATION OF 126 LOTS FOR SINGLE RESIDENTIAL USE, ADJACENT TO LANDREVILLE DRIVE, GRAYWOOD DRIVE AND MALEY DRIVE, SUDBURY - BONAVENTURE DEVELOPMENT COMPANY LIMITED (cont'd)

17. Prior to the signing of the final plan the owner shall enter into a standard natural gas pipeline crossing agreement with Union Gas Limited to the satisfaction of the Director of Legal Services/City Solicitor.
18. Prior to the signing of the final plan the owner shall undertake to satisfy all requirements as specified by Hydro One to the satisfaction of the Director of Legal Services/City Solicitor.
19. 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.
20. 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.
21. That the plan be revised by eliminating the road connection from Street "B" to Graywood Drive by providing a cul-de-sac on Street "B" in the vicinity of Lots 12 and 40; a cul-de-sac at Graywood Drive; and a cul-de-sac on Street "A" in the vicinity of Lots 19 and 27.

CONCURRING MEMBERS: Councillors Dupuis, Petryna, Portelance, Bradley

NON-CONCURRING MEMBER: Councillor McIntaggart

CARRIED

Recess _____ At 9:45 p.m., the Planning Committee recessed.

Reconvenene _____ At 9:50 p.m., the Planning Committee reconvened.

PUBLIC HEARINGS (cont'd)

HANMER MUNICIPAL DRAIN

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

Report dated April 15th, 2003, was received from the General Manager, Public Works regarding the Hanmer Municipal Drain.

Ken Smart, P. Eng., Drainage Engineer for the Hanmer Municipal Drain outlined the application to the Committee.

_____ The Chair asked whether or not there was any person or persons in the audience who wanted to add their name(s) and remove their name(s) from the petition.

_____ No objectors were present and no person added or removed their name from the petition.

Proceed

Past 10:00 p.m.

Recommendation #2003-69

Portelance-McIntaggart: That we proceed past the hour of 10:00 p.m.

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

Recommendation #2003-70

Portelance-Dupuis: That the Planning Committee recommend that the Council of the City of Greater Sudbury give first and second reading to a draft By-law to provide for the Hanmer Municipal Drainage works in the City of Greater Sudbury.

CONCURRING MEMBERS: Councillors Dupuis, McIntaggart, Petryna, Portelance, Bradley

CARRIED

PART I - CONSENT AGENDA

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

Recommendation 2003-71

McIntaggart-Petryna: That Items C-1 to C-3 contained in the Consent Agenda, be adopted.

CARRIED

MINUTES

Item C-1 Report #3, VETAC Minutes March 12, 2003	<u>Recommendation #2003-72</u> Petryna-McIntaggart: That Report # 3, Vegetation Enhancement Technical Advisory Committee Minutes of March 12th, 2003, be received.
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CARRIED

ROUTINE MANAGEMENT REPORTS

Item C-2 Declaration of Surplus Property 90 Edward Avenue Coniston	Report dated April 16th, 2003 was received from the General Manager, Corporate Services regarding declaration of surplus property, 90 Edward Avenue, Coniston.
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Recommendation #2003-73

McIntaggart-Petryna: That the City of Greater Sudbury declare surplus and sell in accordance with the procedures governing the sale of land, the property located at 90 Edward Avenue, Coniston.

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

CARRIED

ROUTINE MANAGEMENT REPORTS (cont'd)

Item C-3
Subdivision
Referral Request
for Consent
Applications
B0039/2003 &
B0040/2003,
Kirkwood Drive,
Sudbury

Report dated April 16th, 2003 from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding the subdivision referral request for Consent Applications B0039/2003 and B0040/2003, Kirkwood Drive, Sudbury - Frank J. Clumpus

Recommendation #2003-74

Petryna-McIntaggart: That Consent Applications B0039/2003 & B0040/2003 with respect to Parcel 26766 S.E.S. being Parts 18-26, Plan 53R-15245 in Lot 2, Concession 2, Township of McKim, be allowed to proceed by way of the consent process.

CARRIED

Adjournment

Recommendation #2003-75

McIntaggart-Petryna: That we do now adjourn.
Time: 10:15 p.m.

CARRIED

DEPUTY CITY CLERK

CHAIR RON BRADLEY PRESIDING