

**THE TWENTY-FIRST MEETING OF THE PLANNING COMMITTEE  
OF THE CITY OF GREATER SUDBURY**

---

**Council Chamber  
Tom Davies Square**

**Tuesday, July 8th, 2003  
Commencement: 12:00 p.m.  
Adjournment: 1:20 p.m.**

**COUNCILLOR RON BRADLEY PRESIDING**

Present Councillors Dupuis, McIntaggart, Petryna, Portelance

Staff Bill Lautenbach, Director of Planning Services; Greg Clausen, Director of Engineering Services; Bill Tanos, Cartographer / GIS Technologist; Angie Haché, Deputy City Clerk; Melissa Burtch, Licencing and Assessment Clerk; Franca Bortolussi, Planning Committee Secretary

News Media Sudbury Star, My Town

Declarations of Pecuniary Interest None declared.

**PUBLIC HEARINGS**

**APPLICATION FOR REZONING TO LEGALIZE AN EXISTING DUPLEX DWELLING LOCATED ON THE SOUTHERLY HALF OF THE SUBJECT LANDS AND TO PERMIT THE CREATION OF A NORTHERLY LOT WHERE A SECOND DUPLEX DWELLING IS PROPOSED TO BE CONSTRUCTED, 358 BATHURST STREET, CHELMSFORD - MARIE ANNETTE ROY**

---

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

Report dated June 30th, 2003, was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding an application for rezoning to legalize an existing duplex dwelling located on the southerly half of the subject lands and to permit the creation of a northerly lot where a second duplex dwelling is proposed to be constructed, 358 Bathurst Street, Chelmsford - Marie Annette Roy.

**PUBLIC HEARINGS (cont'd)**

**APPLICATION FOR REZONING TO LEGALIZE AN EXISTING DUPLEX DWELLING  
LOCATED ON THE SOUTHERLY HALF OF THE SUBJECT LANDS AND TO  
PERMIT THE CREATION OF A NORTHERLY LOT WHERE A SECOND DUPLEX  
DWELLING  
IS PROPOSED TO BE CONSTRUCTED, 358 BATHURST STREET, CHELMSFORD  
- MARIE ANNETTE ROY (cont'd)**

---

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

Joseph Gerard Roy was present on behalf of the applicant. He stated he did not understand why a street light is required when there is currently one across the street. He has resided on the subject property for 30 years and does not see another street light is necessary. He also stated that a street light was not required when the same application was made in 1990.

The Director of Engineering Services advised that, in view of Mr. Roy's comments, he will attend at the subject property and review the condition requiring a street light.

The Director of Planning Services pointed out that the condition of the street light, if it is required, is one that would be imposed at the consent stage.

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 #2003-119**

McIntaggart-Portelance: That the application by Marie Annette Roy to amend Zoning By-law 83-302, by changing the zoning from "R1.D18", Single Residential, to "R2.D36", Double Residential, on Lot 25, Plan M-421 in Lot 4, Concession 2, Township of Balfour be approved subject to the following conditions:

1. That prior to the enactment of the zoning by-law the applicant initiate the process of obtaining a building permit for the existing second dwelling to the satisfaction of the Chief Building Official.

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

**CARRIED**

**APPLICATION FOR REZONING TO 'ADJUST' THE ZONE BOUNDARY TO ESTABLISH A SINGLE "M3", HEAVY INDUSTRIAL ZONE CLASSIFICATION, 270 & 280 FIELDING ROAD, LIVELY - 1281765 ONTARIO INC. AND RENA INVESTMENTS SUDBURY INC.**

---

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

Report dated June 30th, 2003, was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding an application for rezoning to 'adjust' the zone boundary to establish a single "M3", Heavy Industrial zone classification, 270 & 280 Fielding Road, Lively - 1281765 Ontario Inc. and Rena Investments Sudbury Inc.

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

Peter Matusch, 701 Pearson Drive, Sudbury, was present on behalf of the applicants.

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 #2003-120**

Dupuis-McIntaggart: That the application by Rena Investments Sudbury Inc. to amend By-law 83-303 by changing the zoning classification of Parcel 20823 and Parts 1 and 2, Plan 53R-5029 from "M3", Heavy Industrial Zone and "M5", Extractive Industrial Zone, to "M3", Heavy Industrial Zone be approved.

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

**CARRIED**

**APPLICATION FOR REZONING TO ALLOW FOR AN EXPANSION OF THE  
NORTHERN NISSAN DEALERSHIP'S PARKING AREA, 659 KINGSWAY, SUDBURY  
- CHRIS LAKING (OWNER: M.J. CARLSON)**

---

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

Report dated June 30th, 2003, was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding an application for rezoning to allow for an expansion of the Northern Nissan dealership's parking area, 659 Kingsway, Sudbury - Chris Laking (Owner: M.J. Carlson).

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

The applicant, Chris Laking, 2052 Armstrong Street, was present. He pointed out the previous site plan agreement did not require a buffer.

The Director of Planning Services advised that the requirement for a buffer might have been overlooked when the previous site plan agreement was prepared. He stated that a buffer between commercial and residential properties is a requirement under the zoning by-law.

Mr. Laking stated that he has done extensive work on his property and an opaque fence would not be aesthetically pleasing. He would prefer a landscape buffer, using shrubs and hedges, but the 10 feet required for a landscape buffer would use too much of the subject property. He requested that the landscape buffer requirement be reduced to five feet.

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 #2003-121**

Dupuis-McIntaggart: That the application by Chris Laking to amend By-law 95-500Z, by changing the zoning classification of Parcel 11277, being Lot 61, Plan M-42, in Lot 4, Concession 4, Township of McKim, from "R4", Multiple Residential Zone to "C6", Highway Commercial Zone be approved subject to the following conditions:

**APPLICATION FOR REZONING TO ALLOW FOR AN EXPANSION OF THE  
NORTHERN NISSAN DEALERSHIP'S PARKING AREA, 659 KINGSWAY, SUDBURY  
- CHRIS LAKING (OWNER: M.J. CARLSON) (cont'd)**

---

**Recommendation #2003-121 (cont'd)**

1. That prior to the passing of an amending by-law, the existing Site Plan Control Agreement for the Laking Toyota/Northern Nissan dealerships shall be amended to incorporate these additional lands.
2. That the applicant be provided relief for a 5-foot landscape buffer area.

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

**CARRIED**

**APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND REZONING TO PERMIT  
AS A PERMANENT LAND USE AN EXISTING 'TEMPORARY BUSINESS' WHICH  
ENTAILS THE STORAGE, MAINTENANCE AND SALE OF MOBILE HOMES,  
TRAILERS, CARGO CONTAINERS AND STORAGE GARAGES, 428, 430 & 436  
GRAVEL DRIVE, HANMER - VALLEY VIEW MOBILE HOMES VILLAGE INC.**

---

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

Report dated June 27th, 2003, was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding applications for Official Plan Amendment and rezoning to permit as a permanent land use an existing 'temporary business' which entails the storage, maintenance and sale of mobile homes, trailers, cargo containers and storage garages, 428, 430 & 436 Gravel Drive, Hanmer - Valley View Mobile Homes Village Inc.

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

Henry Shepherd, 436 Gravel Drive, Hanmer, applicant, and Dave Dorland, 298 Larch Street, Sudbury, agent for the applicant, were present. Mr. Dorland distributed to Committee Members the following: picture of roadway to subject property; memo from Neil Tarlton, Member Service Rep. Ontario Federation of Agriculture regarding soil test results; letter from Dr. Kerry stating he has no further objections to the rezoning application; petition signed by tenants of the trailer park on the subject lands stating they have no objections provided a tree buffer is left on the property to hide the operation.

**APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND REZONING TO PERMIT AS A PERMANENT LAND USE AN EXISTING 'TEMPORARY BUSINESS' WHICH ENTAILS THE STORAGE, MAINTENANCE AND SALE OF MOBILE HOMES, TRAILERS, CARGO CONTAINERS AND STORAGE GARAGES, 428, 430 & 436 GRAVEL DRIVE, HANMER - VALLEY VIEW MOBILE HOMES VILLAGE INC. (cont'd)**

Recess At 12:57 p.m., the Planning Committee recessed.

Reconvene At 1:00 p.m., the Planning Committee reconvened

Mr. Dorland advised Dr. Kerry objected to the prior application but has done some hydrogeologic testing which found no contamination in the groundwater and the neighbouring park is now serviced by municipal services. The prior application was for a temporary use and, now that most of the concerns have been dealt with, this application is for permanent use. He also stated that the area residents were canvassed and they indicated they have no concerns with the application. There is an indication that this property is not suitable for agricultural use. The use on the property for 30 years is a 'reasonable use'.

Mr. Sheppard advised he reviewed the recommendations and is satisfied with them.

Councillor Dupuis, representing the Ward, advised he had received no calls regarding these applications or this operation. He urged the Planning Committee to support the applications.

Councillor Portelance, representing the Ward, also advised she had received no calls regarding the applications and requested the Committee's support.

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 recommendations were presented:

**Recommendation #2003-122**

Dupuis-McIntaggart: That the application by Valley View Mobile Homes Inc. to amend the Official Plan for the Sudbury Planning Area by introducing site specific policies to the "Agricultural Reserve" in order to permit the storage, maintenance and sale of mobile homes, office/construction /truck trailers, portable buildings and storage garages on the subject property, described as Parcel 50392 and Part of Parcels 22584 and 50391 being in Lot 2, Concession 4, Township of Hanmer, City of Greater Sudbury, be recommended for approval.

**APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND REZONING TO PERMIT AS A PERMANENT LAND USE AN EXISTING 'TEMPORARY BUSINESS' WHICH ENTAILS THE STORAGE, MAINTENANCE AND SALE OF MOBILE HOMES, TRAILERS, CARGO CONTAINERS AND STORAGE GARAGES, 428, 430 & 436 GRAVEL DRIVE, HANMER - VALLEY VIEW MOBILE HOMES VILLAGE INC. (cont'd)**

**Recommendation #2003-122 (cont'd)**

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

**CARRIED**

**Recommendation #2003-123**

McIntaggart-Dupuis: That the subject lands in the application by Valley View Mobile Homes Inc. be designated as an area subject to Site Plan Control.

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

**CARRIED**

**Recommendation #2003-124**

Dupuis-McIntaggart: That the application by Valley View Mobile Homes Inc. to amend By-law 83-300 being the Comprehensive Zoning By-law for the City of Valley East from "A", Agricultural Reserve to "A-Special", Special Agricultural Reserve be recommended for approval subject to the following conditions:

1. That in addition to all other "A", Agricultural Reserve permitted uses, the following shall also be permitted: the storage, maintenance and sale of mobile homes, office/ construction/truck trailers, portable buildings and storage garages.
2. That the amending zoning by-law specify the additional uses be limited to a specific location on the subject lands generally described as being a minimum of 2,000 feet north of the southerly property boundary and 2,400 feet south of the northerly property boundary. Further, the amending by-law shall specify that a 75 foot natural/wooded buffer along the perimeter of the property, commencing 230 feet north of the southerly property boundary, shall be maintained.
3. That prior to the passage of an amending zoning by-law the owner shall enter into a 'limited' Site Plan Control Agreement with the City of Greater

Sudbury. This agreement shall only address the location of permitted activities and the provision of a buffer on the subject lands.

**APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND REZONING TO PERMIT AS A PERMANENT LAND USE AN EXISTING 'TEMPORARY BUSINESS' WHICH ENTAILS THE STORAGE, MAINTENANCE AND SALE OF MOBILE HOMES, TRAILERS, CARGO CONTAINERS AND STORAGE GARAGES, 428, 430 & 436 GRAVEL DRIVE, HANMER - VALLEY VIEW MOBILE HOMES VILLAGE INC. (cont'd)**

**Recommendation #2003-124 (cont'd)**

4. That prior to the passage of an amending zoning by-law the owner shall undertake to obtain all building permits deemed to be required to the satisfaction of the Chief Building Official/Director of Building Services.
5. That prior to the passage of an amending zoning by-law the applicant shall provide the Planning Services Division with an appropriate legal description for the whole of the lands which are to be rezoned. Further, the lands to be rezoned shall be consolidated into a single parcel of land to the satisfaction of the Director of Planning Services and the City Solicitor.

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 #2003-116**

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

**CARRIED**

## **ROUTINE MANAGEMENT REPORTS**

Item C-1  
Consultant for  
Parks and Open  
Space Master  
Plan Background  
Study for the new  
Official Plan

Report dated June 20th, 2003 was received from the Director of Services and the General Manager, Economic Development and Planning Services regarding Consultant for the Parks and Open Space Master Plan Background Study for the new Official Plan.

### **Recommendation #2003-1126**

Portelance-McIntaggart: That the consulting firm Monteith Planning Consultants be retained to carry out the Parks, Open Space & Leisure Background Study for the new Official Plan at an upset cost of \$138,796.39 including GST.

That fifty thousand dollars (\$50,000) be applied from the 2004 Citizen and Leisure Services capital envelope with the balance applied from the Official Plan Capital Budget approved in 2002. (Council Resolution 2002-231).

**CARRIED**

Item C-2  
Consultant for  
the Transportation  
Background Study  
for the new  
Official Plan

Report dated June 18th, 2003 was received from the Director of Services and the General Manager, Economic Development and Planning Services regarding Consultant for the Transportation Background Study for the new Official Plan.

### **Recommendation #2003-127**

McIntaggart-Portelance: That the consulting firm Earth Tech Canada Inc. be retained to carry out the Transportation Background Study for the new Official Plan at an upset cost of \$174,998.50 including GST.

That twenty five thousand dollars (\$25,000) be applied from the 2004 Public Works Roads and Drainage capital envelope with the balance applied from the Official Plan Capital Budget approved in 2002. (Council Resolution 2002-231).

**CARRIED**

Item C-3  
Contract for  
Orthophotography

Report dated June 27th, 2003 from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding Contract for Orthophotography

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

Item C-3  
Contract for  
Orthophotography  
(cont'd)

**Recommendation #2003-128**

Petryna-McIntaggart: That the firm Sani-International Technology Advisors Inc. be retained to provide colour orthophotography of the City of Greater Sudbury at an upset cost of \$111,842. including GST.

**CARRIED**

**NEW MATTERS**

D'Youville  
Orphanage  
Heritage Site

The Director of Planning Services advised that the Planning Committee on February 11th, 2003 discussed an application to demolish the d'Youville Orphanage which is designated under the *Ontario Heritage Act*. At that meeting, the Committee refused the application for demolition in order that alternatives could be examined. He provided an update concerning this matter advising that an agreement has been reached between the Diocese of Sault Ste. Marie and Carrefour Francophone. The heritage building would be occupied by Carrefour Francophone thereby saving the it from demolition.

Adjournment

**Recommendation #2003-129**

McIntaggart-Petryna: That we do now adjourn.  
Time: 1:20 p.m.

**CARRIED**

---

DEPUTY CITY CLERK

---

CHAIR RON BRADLEY PRESIDING