

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

**Council Chamber
Tom Davies Square**

**Tuesday, June 10th, 2003
Commencement: 6:00 p.m.
Adjournment: 10:30 p.m.**

COUNCILLOR RON BRADLEY PRESIDING

Present Councillors Dupuis, McIntaggart, Petryna, Portelance

Councillors Callaghan, Davey

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

News Media MCTV, Sudbury Star

Declarations of Pecuniary Interest None declared.

INCOMPLETE BUSINESS

APPLICATIONS FOR SUBDIVISION APPROVAL, OFFICIAL PLAN AMENDMENT AND REZONING TO PERMIT THE RE-SUBDIVISION OF PART OF THE FORMER DALMAR SUBDIVISION INTO 69 LOTS FOR SINGLE RESIDENTIAL USE, BETWEEN BETHEL LAKE AND SOUTH BAY ROAD, SUDBURY - DALRON CONSTRUCTION LIMITED

Report dated May 21st, 2003 was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding applications for subdivision approval, Official Plan amendment and rezoning to permit the re-subdivision of part of the former Dalmar Subdivision into 69 lots for single residential use, between Bethel Lake and South Bay Road, Sudbury - Dalron Construction Limited.

INCOMPLETE BUSINESS (cont'd)

APPLICATIONS FOR SUBDIVISION APPROVAL, OFFICIAL PLAN AMENDMENT AND REZONING TO PERMIT THE RE-SUBDIVISION OF PART OF THE FORMER DALMAR SUBDIVISION INTO 69 LOTS FOR SINGLE RESIDENTIAL USE, BETWEEN BETHEL LAKE AND SOUTH BAY ROAD, SUDBURY - DALRON CONSTRUCTION LIMITED (cont'd)

The Public Hearing concerning this matter was held by the Planning Committee on May 27th, 2003. The Committee Chair pointed out that the Planning Committee would not receive input from the public or the applicant at this meeting as the public hearing had been held. The Planning Committee discussed the applications and made recommendations to Council for their consideration:

The following recommendations were presented:

Recommendation #2003-91

Portelance-Petryna: That the application by Dalron Construction Limited to amend the City of Sudbury Secondary Plan as outlined in the draft Amendment No. 220 as attached to the Staff Report dated April 15th, 2003, be approved with the exception that "no lots have a road frontage of less than 16.3 m (53.5 feet)".

CONCURRING MEMBERS: Councillors Dupuis, McIntaggart, Petryna, Portelance

NON-CONCURRING MEMBER: Councillor Bradley

CARRIED

Recommendation #2003-92

Portelance-Petryna: That the application by Dalron Construction Limited to amend By-law 95-500Z being the Zoning By-law for the former City of Sudbury by changing the zoning of the Twin Lakes Subdivision area as outlined in the Staff Report dated April 15th, 2003, from "R1.D10", Single Residential to "R1.D15", Single Residential be approved subject to the following:

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.
2. That the amending by-law permit Lots #10, 11, 12, 30, 31, 32, 33 and 34 to have a minimum public road frontage of 16.3 m (53.5 feet).

INCOMPLETE BUSINESS (cont'd)

APPLICATIONS FOR SUBDIVISION APPROVAL, OFFICIAL PLAN AMENDMENT AND REZONING TO PERMIT THE RE-SUBDIVISION OF PART OF THE FORMER DALMAR SUBDIVISION INTO 69 LOTS FOR SINGLE RESIDENTIAL USE, BETWEEN BETHEL LAKE AND SOUTH BAY ROAD, SUDBURY - DALRON CONSTRUCTION LIMITED (cont'd)

CONCURRING MEMBERS: Councillors Dupuis, McIntaggart, Petryna, Portelance

NON-CONCURRING MEMBER: Councillor Bradley

CARRIED

The following recommendation was presented:

Recommendation

Portelance-Petryna: That the City of Greater Sudbury Council's delegated official be directed to issue the draft plan approval to Dalron Construction 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, but the draft approval shall not be considered to have been granted until such time as the required Official Plan Amendment is in effect.

1. That this draft approval applies to the draft plan of subdivision of Part of Parcel 49532, Lots 163 to 165, Plan M-423, and Part of Lakewood Drive, all in Lot 2, Concession 2, McKim Township as shown on a plan of subdivision prepared by Terry Del Bosco, O.L.S., dated December 24th, 2002, as amended by Dennis Consultants on May 21st, 2003 and attached to the staff report dated May 21st, 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.

INCOMPLETE BUSINESS (cont'd)

APPLICATIONS FOR SUBDIVISION APPROVAL, OFFICIAL PLAN AMENDMENT AND REZONING TO PERMIT THE RE-SUBDIVISION OF PART OF THE FORMER DALMAR SUBDIVISION INTO 69 LOTS FOR SINGLE RESIDENTIAL USE, BETWEEN BETHEL LAKE AND SOUTH BAY ROAD, SUDBURY - DALRON CONSTRUCTION LIMITED (cont'd)

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.
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 in the Subdivision Agreement to ensure that the treatment is undertaken to the satisfaction of the General Manager of Public Works.
8. 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, as described in the staff report of April 15th, 2003.
9. 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 ft. without a storm inlet.
10. The proposed internal subdivision roadways are to be built to urban standards, including curbs, gutters, storm sewers and related appurtenances.
11. 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.

INCOMPLETE BUSINESS (cont'd)

APPLICATIONS FOR SUBDIVISION APPROVAL, OFFICIAL PLAN AMENDMENT AND REZONING TO PERMIT THE RE-SUBDIVISION OF PART OF THE FORMER DALMAR SUBDIVISION INTO 69 LOTS FOR SINGLE RESIDENTIAL USE, BETWEEN BETHEL LAKE AND SOUTH BAY ROAD, SUDBURY - DALRON CONSTRUCTION LIMITED (cont'd)

12. 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.
13. The developer will be required to construct a 300 mm watermain along Street "A" to Street "B", along Street "B" and then along Lakeview Drive to the easterly boundary of the subdivision.
14. The developer shall be required to provide a 1.6 m walkway and associated works on Block 73 to the satisfaction of the General Manager of Public Works.
15. 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.
16.
 - a) That prior to any drilling and blasting work being conducted on the subject property the owner shall investigate all private wells used for domestic water sources for all properties within registered Plan M-423, as well as any abutting properties; that during and following blasting these same wells be monitored by the owner of the subject property for any loss of quantity or quality of water; and, that the owner agree to the satisfaction of the City Solicitor to rectify any situations where there is a loss in quantity and/or quality of water in an existing well.
 - b) That a peer review be undertaken of the above described study, by a qualified consultant, chosen by the municipality, at the cost of the owner.
 - c) The agreement in a) shall contain provisions for deposits for financial guarantees and suitable time limits for the resolution of water problems should they occur as a result of the subdivision development.

INCOMPLETE BUSINESS (cont'd)

APPLICATIONS FOR SUBDIVISION APPROVAL, OFFICIAL PLAN AMENDMENT AND REZONING TO PERMIT THE RE-SUBDIVISION OF PART OF THE FORMER DALMAR SUBDIVISION INTO 69 LOTS FOR SINGLE RESIDENTIAL USE, BETWEEN BETHEL LAKE AND SOUTH BAY ROAD, SUDBURY - DALRON CONSTRUCTION LIMITED (cont'd)

The following amendment to the recommendation was presented:

Recommendation #2003-93

Portelance-Petryna: That in accordance with the phasing as shown on the Revised Draft Plan dated May 21, 2003, only Phase 1 shall be permitted prior to June, 2005.

CONCURRING MEMBERS: Councillors Dupuis, McIntaggart, Petryna, Portelance

NON-CONCURRING MEMBER: Councillor Bradley

CARRIED

The following additional amendment to the recommendation was presented:

Recommendation #2003-94

Portelance-Petryna: That in accordance with the phasing as shown on the Revised Draft Plan dated May 21, 2003, Phase 4 shall not be permitted until such time as municipal sanitary sewer and water services have been extended to service the opened portion of Arlington Drive and Belmont Drive and Lakewood Drive west of Belmont Drive.

CONCURRING MEMBERS: Councillors Dupuis, McIntaggart, Petryna, Portelance

NON-CONCURRING MEMBER: Councillor Bradley

CARRIED

The main recommendation as amended was presented:

Recommendation #2003-95

Portelance-Petryna: That the City of Greater Sudbury Council's delegated official be directed to issue the draft plan approval to Dalron Construction Limited

INCOMPLETE BUSINESS (cont'd)

APPLICATIONS FOR SUBDIVISION APPROVAL, OFFICIAL PLAN AMENDMENT AND REZONING TO PERMIT THE RE-SUBDIVISION OF PART OF THE FORMER DALMAR SUBDIVISION INTO 69 LOTS FOR SINGLE RESIDENTIAL USE, BETWEEN BETHEL LAKE AND SOUTH BAY ROAD, SUDBURY - DALRON CONSTRUCTION LIMITED (cont'd)

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, but the draft approval shall not be considered to have been granted until such time as the required Official Plan Amendment is in effect.

1. That this draft approval applies to the draft plan of subdivision of Part of Parcel 49532, Lots 163 to 165, Plan M-423, and Part of Lakewood Drive, all in Lot 2, Concession 2, McKim Township as shown on a plan of subdivision prepared by Terry Del Bosco, O.L.S., dated December 24th, 2002, as amended by Dennis Consultants on May 21st, 2003 and attached to the staff report dated May 21st, 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.

INCOMPLETE BUSINESS (cont'd)

APPLICATIONS FOR SUBDIVISION APPROVAL, OFFICIAL PLAN AMENDMENT AND REZONING TO PERMIT THE RE-SUBDIVISION OF PART OF THE FORMER DALMAR SUBDIVISION INTO 69 LOTS FOR SINGLE RESIDENTIAL USE, BETWEEN BETHEL LAKE AND SOUTH BAY ROAD, SUDBURY - DALRON CONSTRUCTION LIMITED (cont'd)

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 in the Subdivision Agreement to ensure that the treatment is undertaken to the satisfaction of the General Manager of Public Works.
8. 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, as described in the staff report of April 15th, 2003.
9. 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 ft. without a storm inlet.
10. The proposed internal subdivision roadways are to be built to urban standards, including curbs, gutters, storm sewers and related appurtenances.
11. 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.
12. 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.
13. The developer will be required to construct a 300 mm watermain along Street "A" to Street "B", along Street "B" and then along Lakeview Drive to the easterly boundary of the subdivision.
14. The developer shall be required to provide a 1.6 m walkway and associated works on Block 73 to the satisfaction of the General Manager of Public Works.

INCOMPLETE BUSINESS (cont'd)

APPLICATIONS FOR SUBDIVISION APPROVAL, OFFICIAL PLAN AMENDMENT AND REZONING TO PERMIT THE RE-SUBDIVISION OF PART OF THE FORMER DALMAR SUBDIVISION INTO 69 LOTS FOR SINGLE RESIDENTIAL USE, BETWEEN BETHEL LAKE AND SOUTH BAY ROAD, SUDBURY - DALRON CONSTRUCTION LIMITED (cont'd)

15. 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.
16.
 - a) That prior to any drilling and blasting work being conducted on the subject property the owner shall investigate all private wells used for domestic water sources for all properties within registered Plan M-423, as well as any abutting properties; that during and following blasting these same wells be monitored by the owner of the subject property for any loss of quantity or quality of water; and, that the owner agree to the satisfaction of the City Solicitor to rectify any situations where there is a loss in quantity and/or quality of water in an existing well.
 - b) That a peer review be undertaken of the above described study, by a qualified consultant, chosen by the municipality, at the cost of the owner.
 - c) The agreement in a) shall contain provisions for deposits for financial guarantees and suitable time limits for the resolution of water problems should they occur as a result of the subdivision development.
17. That in accordance with the phasing as shown on the Revised Draft Plan dated May 21, 2003, only Phase 1 shall be permitted prior to June, 2005.
18. That in accordance with the phasing as shown on the Revised Draft Plan dated May 21, 2003, Phase 4 shall not be permitted until such time as municipal sanitary sewer and water services have been extended to service the opened portion of Arlington Drive and Belmont Drive and Lakewood Drive west of Belmont Drive.

CONCURRING MEMBERS: Councillors Dupuis, McIntaggart, Petryna, Portelance

NON-CONCURRING MEMBER: Councillor Bradley

CARRIED

INCOMPLETE BUSINESS (cont'd)

APPLICATIONS FOR SUBDIVISION APPROVAL, OFFICIAL PLAN AMENDMENT AND REZONING TO PERMIT THE RE-SUBDIVISION OF PART OF THE FORMER DALMAR SUBDIVISION INTO 69 LOTS FOR SINGLE RESIDENTIAL USE, BETWEEN BETHEL LAKE AND SOUTH BAY ROAD, SUDBURY - DALRON CONSTRUCTION LIMITED (cont'd)

_____The following recommendation was presented:

Recommendation #2003-96

Petryna-Dupuis: That existing unserviced homes located on properties municipally known as numbers 1360, 1370, 1390 and 1404 South Bay Road be exempted from mandatory connections to municipal water and wastewater systems until such time as communal water and wastewater systems are constructed along Arlington Drive, Belmont Drive and Lakewood Drive.

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

CARRIED

PUBLIC HEARINGS

APPLICATION FOR SUBDIVISION TO PERMIT THE CREATION OF 24 LOTS FOR SINGLE RESIDENTIAL USE, DONWOOD DRIVE, SUDBURY - 1499481 ONTARIO LTD. - KEN O'MALLEY (OWNER, BON STAR INC.)

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

Report dated June 2nd, 2003 was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding an application for subdivision to permit the creation of 24 lots for single residential use, Donwood Drive, Sudbury - 1499481 Ontario Ltd. - Ken O'Malley (Owner, Bon Star Inc.)

Letter dated June 3rd, 2003 was received from Junction Creek Stewardship Committee expressing concerns in the above noted application.

Letter dated June 9th, 2003 from George and Leslie Morgan expressing concerns in the above-noted application was distributed to Committee Members at the meeting.

PUBLIC HEARINGS (cont'd)

APPLICATION FOR SUBDIVISION TO PERMIT THE CREATION OF 24 LOTS FOR SINGLE RESIDENTIAL USE, DONWOOD DRIVE, SUDBURY - 1499481 ONTARIO LTD. - KEN O'MALLEY (OWNER, BON STAR INC.) (cont'd)

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

Ken O'Malley, 1276 Paquette Street, Sudbury, the applicant was present. He advised that he had entered into an agreement of purchase and sale with the registered owner of the property which was conditional upon this application being approved. He stated that he was present on his own behalf and not as agent for the registered owner. He advised that he had provided the Planning Department with the names of the principals in the numbered company and a copy of the agreement of purchase and sale, however, he requested that this information be kept confidential. He indicated that many of the conditions in the staff report have been addressed.

Mr. O'Malley advised there are several conditions of the subdivision approval he would like to discuss. He pointed out that the peat is distributed unevenly over the subject property, being non-existent in some places and extensive in others. Excavation of the peat will be a "cut and fill" process with a geotechnical engineer on site during the excavation. All necessary procedures will be taken to ensure minimum risk. With respect to water table concerns, he will work with engineering, public works and building controls throughout development to ensure surrounding property owners are protected. A preconstruction survey of the existing homes will be done and, if there are damages following the development, they would be reviewed.

He has serious concerns regarding the condition with respect to the sanitary trunk sewer. He does not agree with the staff report where it states that when the trunk line was installed over thirty years ago, the City did not foresee or propose service connections in the immediate area. He pointed out that Subdivision Plan M-669 was registered on title in April 1963 and no sewer line or easement were registered. The proposed right-of-ways as shown on Plan M-669, being Donwood Road, were transferred to the City, for the installation of a main sanitary trunk line. Therefore, he stated the City was fully aware of the proposed development and sanitary sewer hook-ups. He indicated that failure to install the line properly 30 years ago will now cause extraordinary costs. He pointed out that the City registered an easement in June 1986 when the current owner of the property legally closed Plan M-669 and created Plan M-1164. Once this occurred the right to have a sanitary trunk line with no legal right-of-way as previously supported by Plan M-669 ceased. He feels that as a developer he should not inherit the problems of the City's infrastructure, especially when the City itself cannot verify its own construction dates, specifications or the current condition of the 24" main. He distributed opinions from two reputable local

PUBLIC HEARINGS (cont'd)

APPLICATION FOR SUBDIVISION TO PERMIT THE CREATION OF 24 LOTS FOR SINGLE RESIDENTIAL USE, DONWOOD DRIVE, SUDBURY - 1499481 ONTARIO LTD. - KEN O'MALLEY (OWNER, BON STAR INC.) (cont'd)

engineering companies - letter dated June 10, 2003 from Northland Engineering (1987) Limited indicating the useful life of a concrete sewer is 60 years and report dated June 10, 2003 from Terraprobe Limited regarding the proper installation of a 24" concrete sewer line in soil conditions such as the Donwood area. He pointed out that the staff report clearly indicates that the integrity of the existing infrastructure is questionable and that all deficiencies will be corrected at the expense of the developer. He discussed with Engineering employees alternatives to replacing the City's main truck line such as installing an 8" parallel line tying into the manhole on Christina and the manhole on Donwood. The Engineering Department indicated that the City wanted a new 24" line installed which could be installed parallel and when completed the City would abandon their old line. He stated that the City would like the developer to repair and replace a faulty line rather than supporting the development even though the installation of the 8" line keeping one metre away meets the servicing requirement of the proposed residential development. He proposed installing an 8" parallel sewer line at his expense and requested the City to forego the \$50,000 hook-up fees due to the fact that their line was not adequate for lot servicing. Mr. O'Malley stated that the financial burden of a new 24" trunk line would be prohibitive and he would not be able to go ahead with the subdivision. He does not feel that he should be required to pay for a peer review of the geotechnical report conducted by Terraprobe which he paid for as well. He feels the peer review should be absorbed by the City. In January 2003, a public meeting was held with the area residents. Approximately 30 local residents attended and he addressed their concerns and provided a perspective of the types of homes to be constructed. Terraprobe were also present at the public meeting to answer questions regarding water tables, procedures to be used during development, etc.

With respect to the installation of the 8" sewer line, the General Manager of Public Works pointed out that the City would end up with two sewer mains on one street. An alternative solution would be that if the developer feels nothing will be disturbed he can place a deposit with the City that will be used should something happen to the sewer line.

The Manager of Development Services advised that the Province at one time carried out peer reviews but the same have now been downloaded to the City. As the City does not have the resources to review the studies, the cost is at the expense of the developer. He pointed out that another study is not done but items such as the methodology, etc. are looked at during the peer review.

PUBLIC HEARINGS (cont'd)

APPLICATION FOR SUBDIVISION TO PERMIT THE CREATION OF 24 LOTS FOR SINGLE RESIDENTIAL USE, DONWOOD DRIVE, SUDBURY - 1499481 ONTARIO LTD. - KEN O'MALLEY (OWNER, BON STAR INC.) (cont'd)

Andy McClellan, 2162 Josephine Street, an area resident, stated that he supports of this application. He indicated that the area is currently a mess which will cost a considerable amount of money to rectify. He further stated that he is not concerned about the water table and he has had no flooding.

George Pitchkur, an area resident for 15 years, stated he does not like to see the greenbelt disappear. He stated that the current owner, using construction equipment, dug up two property and brought up black sludge with a certain aroma to it. He questioned whether the City should allow development on such marginal lands. He advised that three properties in the area have sunk and two houses, sat as skeletons for three years. He indicated that if the water table is disturbed there will be major flooding in the area. He expressed concern for families who purchase these homes and have structural or water problems with which will place additional financial burdens on them and may lead to family break-ups.

Mr. Pitchkur advised Mr. O'Malley will build a house in the area, on the west side of Christina Drive where there is very little peat.

Mr. O'Malley advised he is building in the area and his choice of location is because of the cul-de-sac is much quieter. His son has a medical condition and the safety of his child was his primary concern in choosing a location.

Mr. Pitchkur indicated other people have purchased homes in cul de sacs and now have thoroughfares going through the area. He reminded the Committee that, should anything happen in the future, they should remember this meeting. He advised that the registered owner started to develop without proper permission and the property is now an eyesore instead of greenbelt.

Phil Kennedy, 44 Forestdale Drive, Sudbury, an area resident, stated his concerns regarding who would be paying for the 24" sewer line and how long it would take for tax revenue from twenty-four homes to pay for this line.

Carrie Regenstreil, Junction Creek Stewartship Committee, stated they are not against the development. In their letter they ask for 15-metre wide vegetated buffer strip as this would eliminate many problems and protect the water quality. She pointed out that the 15-metre buffer is used by many other jurisdictions. She stated that she hopes that, by bringing this matter up a number of times with different developments, it will be incorporated in the new Official Plan as a standard measure in future developments.

PUBLIC HEARINGS (cont'd)

APPLICATION FOR SUBDIVISION TO PERMIT THE CREATION OF 24 LOTS FOR SINGLE RESIDENTIAL USE, DONWOOD DRIVE, SUDBURY - 1499481 ONTARIO LTD. - KEN O'MALLEY (OWNER, BON STAR INC.) (cont'd)

James Bald, 2164 Donwood Drive, Sudbury, indicated that one of the reasons he moved to the area was because it was a cul-de-sac. He advised the Committee that a traffic study was not done and feels that the new subdivision will increase traffic and create a thoroughfare from Madison Avenue to Josephine Street. He pointed out that the residents on Donwood and Christina would prefer if the cul-de-sacs were left at both ends.

George Morgan, 2122 Josephine Street, Sudbury, an area resident for eight years, stated his concern is the water flow and the underlying peat as he has had water in his basement during spring run-off. He is upset in the way the subject property was cleared by the registered owner. He expressed concern regarding the protection of Junction Creek.

Councillor Callaghan, representing the Ward, did speak with Mr. O'Malley on several occasions and reported that the applicant has worked very hard on this project. The only way to build in this area is to remove the peat and back fill and the applicant is prepared to do this. This is not Mr. O'Malley's first project and he has spent a considerable amount of money for expert advice. He pointed out that anyone who reads the staff report can see how complicated nature of this property. He stated that there are a couple of issues that Mr. O'Malley identified that could 'kill' the project. He advised that the applicant would not be able to afford to replace the 24-inch trunk line. Also, with respect to the peer review, he questioned why the City could not support the experts Mr. O'Malley has hired. The engineer will be there when the work is done and the work will be done section by section so that the neighbours will not be affected. He stated he does not think it is fair to have Mr. O'Malley pay for the peer report and requested that this be considered by the Committee.

Councillor Callaghan further stated that although he did not attend the public meeting, he did receive calls from residents, but no objections. He stated that the area residents want the mess cleaned up and this will probably be the last chance. He requested that the Committee support the application.

Recess At 9:25 p.m., the Planning Committee recessed.

Reconvene At 9:30 p.m., the Planning Committee reconvened.

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

PUBLIC HEARINGS (cont'd)

APPLICATION FOR SUBDIVISION TO PERMIT THE CREATION OF 24 LOTS FOR SINGLE RESIDENTIAL USE, DONWOOD DRIVE, SUDBURY - 1499481 ONTARIO LTD. - KEN O'MALLEY (OWNER, BON STAR INC.) (cont'd)

Proceed **Recommendation #2003-97**

Past 10:00 p.m.

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

CARRIED

The following recommendation was presented:

Recommendation

McIntaggart-Dupuis: That the City of Greater Sudbury Council's delegated official be directed to issue the draft plan approval to Bon Star Inc. (1499481 Ontario Ltd.) 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 Blocks 50 and 54, Plan 53M-1164 in Lot 10, Concession 6, Township of Neelon as shown on a plan of subdivision prepared by Douglas R. Bruce, O.L.S., dated April 28th, 1987.
2. That the standard conditions of draft approval be imposed.
3. That the Registered Plan be integrated with the City of Greater Sudbury Control Network to the satisfaction of the Coordinator of Geographic Information, Surveys and Mapping Section; provision of the final plan coordinate listings and an AutoCAD file of the resultant parcel fabric shall formulate part of this requirement.
4. 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 June 2nd, 2003.
5. The owner shall, prior to the initial approval of the roads and services, provide a certificate from a geotechnical consulting engineer licensed in the Province of Ontario, to the satisfaction of the General Manager of Public Works, stating that all peat and existing surface soils from the road allowance have been removed and replaced with engineered fill to specifications approved by the General Manager of Public Works.

PUBLIC HEARINGS (cont'd)

APPLICATION FOR SUBDIVISION TO PERMIT THE CREATION OF 24 LOTS FOR SINGLE RESIDENTIAL USE, DONWOOD DRIVE, SUDBURY - 1499481 ONTARIO LTD. - KEN O'MALLEY (OWNER, BON STAR INC.) (cont'd)

6. Prior to the signing of the final plan the owner shall undertake to provide such lateral support necessary on boundary subdivision lots to existing residences to protect the structural integrity of existing residences, as recommended by a geotechnical engineer licensed in the Province of Ontario, to the satisfaction of the General Manager of Public Works and Chief Building Official.
7. 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 June 2nd, 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 and the Nickel District Conservation Authority.
8. Prior to the approval of servicing plans, the owner shall provide an engineering analysis from a geotechnical engineer licensed in Ontario illustrating how the ground water table will be lowered to a level that will not cause problems to adjacent boundary housing and will in conjunction with the subdivision grading plan show that basements of new homes will not require extensive foundation drainage pumping to the satisfaction of the General Manager of Public Works and the Chief Building Official.
9. The owner will be required to dedicate rear lot easements to the City of Greater Sudbury for municipal purposes to the satisfaction of the General Manager of Public Works.
10. Prior to the approval of servicing plans, the owner shall have rear slope treatments designed by a geotechnical engineer as described in the staff report of June 2nd, 2003, to the satisfaction of the General Manager of Public Works.
11. The owner shall undertake to replace the existing trunk sewer main within the limits of the Donwood Drive extension as described in the staff report of June 2nd, 2003 (including the expenses and cost participation therein described), to the satisfaction of the General Manager of Public Works.
12. The owner shall undertake to provide payment for frontage charges to connect to the 24 inch (600 mm) diameter sanitary trunk sewer on Donwood Drive as described in the staff report of June 2nd, 2003, to the satisfaction of the General Manager of Public Works.

PUBLIC HEARINGS (cont'd)

APPLICATION FOR SUBDIVISION TO PERMIT THE CREATION OF 24 LOTS FOR SINGLE RESIDENTIAL USE, DONWOOD DRIVE, SUDBURY - 1499481 ONTARIO LTD. - KEN O'MALLEY (OWNER, BON STAR INC.) (cont'd)

13. The owner shall undertake to remove cul-de-sacs on Donwood Drive and Christina Drive, and transfer any residual lands to abutting property owners, all to the satisfaction of the General Manager of Public Works.
14. The final plan shall be prepared so as to provide a 17.5 metre radius right-of-way at the easterly end of Donwood Drive to the satisfaction of the General Manager of Public Works.
15. The owner shall undertake to conduct pre-construction surveys of dwellings and their accessory structures for the abutting residential properties on Josephine Street, Christina Drive and Donwood Drive prior to any peat removal or construction works to the satisfaction of the General Manager of Public Works.
16. The owner shall undertake to monitor water table levels as described in the staff report of June 2nd, 2003, to the satisfaction of the General Manager of Public Works.
17. The owner shall undertake to construct a watermain loop from the existing Donwood Drive system to the existing municipal systems on Christina Drive, to the satisfaction of the General Manager of Public Works.
18. The applicant shall undertake to provide all connections for sanitary sewer services to the satisfaction of the General Manager of Public Works as described in the staff report of June 2nd, 2003.
19. The owner shall undertake, to the satisfaction of the General Manager of Public Works and Director of Planning Services and Chief Building Official, to have a notice placed on title to each lot stating that due to soil conditions building permits for accessory structures and/or building additions may not be attainable.
20. 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.
21. The owner shall undertake to provide individual 0.3 metre reserves along the frontage of all building lots. Said reserves shall only be lifted after a geotechnical engineer licensed in Ontario has provided a certificate to the

PUBLIC HEARINGS (cont'd)

APPLICATION FOR SUBDIVISION TO PERMIT THE CREATION OF 24 LOTS FOR SINGLE RESIDENTIAL USE, DONWOOD DRIVE, SUDBURY - 1499481 ONTARIO LTD. - KEN O'MALLEY (OWNER, BON STAR INC.) (cont'd)

satisfaction of the General Manager of Public Works and the Chief Building Official stating that they have supervised the removal of all required peat and certify the installation of approved engineered fill for building foundations and the placement of approved granular or soil fill in driveway areas and on lots.

22. 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.
23. The owner shall undertake upon application for any building permit to provide a detailed excavation procedure, prepared by a qualified geotechnical Engineer licensed in Ontario, to the satisfaction of the Chief Building Official. The execution and placement of engineered fill will be reviewed by the geotechnical design engineer of record and a letter providing confirmation of bearing capacity for foundation design provided to the Chief Building Official.
24. The owner shall undertake upon application for any building permit to provide a building foundation design, prepared by a qualified structural engineer licensed in Ontario, to the satisfaction of the Chief Building Official.
25. The owner shall, to the satisfaction of the Chief Building Official, undertake upon application for any building permit to provide recommendations and the design for weeping tile placement and sump pit and pump construction requirements. Permit applications will provide recommendations for foundations from ground soil gas infiltration. The foregoing shall be prepared by a qualified geotechnical Engineer licensed in Ontario.
26. Prior to the signing of the final plan the owner shall undertake to floodproof the subject lands to the satisfaction of the Nickel District Conservation Authority.
27. Prior to the signing of the final plan a peer review, prepared by a qualified geotechnical Engineer licensed in Ontario, with respect to the Geotechnical Investigation Reports - Donwood Drive prepared by Terraprobe Limited dated November 26, 2002, March 17, 2003 and May

PUBLIC HEARINGS (cont'd)

APPLICATION FOR SUBDIVISION TO PERMIT THE CREATION OF 24 LOTS FOR SINGLE RESIDENTIAL USE, DONWOOD DRIVE, SUDBURY - 1499481 ONTARIO LTD. - KEN O'MALLEY (OWNER, BON STAR INC.) (cont'd)

6, 2003 shall be undertaken to the satisfaction of the Chief Building Official, General Manager of Public Works and Director of Planning Services. All costs pertaining to this peer review shall be paid by the owner.

28. 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.
29. 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.

The following amendment to the recommendation was presented:

Recommendation #2003-98

Dupuis-McIntaggart: With respect to the existing trunk sewer main within the limits of the proposed Donwood Subdivision extension, that the condition #8 in the General Manage of Public Works Report of June 2, 2003 be amended by reducing the \$150,000.00 deposit to a \$100,000.00 Letter of Credit.

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

CARRIED

Recommendation #2003-99

McIntaggart-Dupuis: That the City of Greater Sudbury Council's delegated official be directed to issue the draft plan approval to Bon Star Inc. (1499481 Ontario Ltd.) 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 Blocks 50 and 54, Plan 53M-1164 in Lot 10, Concession 6, Township of Neelon

PUBLIC HEARINGS (cont'd)

APPLICATION FOR SUBDIVISION TO PERMIT THE CREATION OF 24 LOTS FOR SINGLE RESIDENTIAL USE, DONWOOD DRIVE, SUDBURY - 1499481 ONTARIO LTD. - KEN O'MALLEY (OWNER, BON STAR INC.) (cont'd)

as shown on a plan of subdivision prepared by Douglas R. Bruce, O.L.S., dated April 28th, 1987.

2. That the standard conditions of draft approval be imposed.
3. That the Registered Plan be integrated with the City of Greater Sudbury Control Network to the satisfaction of the Coordinator of Geographic Information, Surveys and Mapping Section; provision of the final plan coordinate listings and an AutoCAD file of the resultant parcel fabric shall formulate part of this requirement.
4. 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 June 2nd, 2003.
5. The owner shall, prior to the initial approval of the roads and services, provide a certificate from a geotechnical consulting engineer licensed in the Province of Ontario, to the satisfaction of the General Manager of Public Works, stating that all peat and existing surface soils from the road allowance have been removed and replaced with engineered fill to specifications approved by the General Manager of Public Works.
6. Prior to the signing of the final plan the owner shall undertake to provide such lateral support necessary on boundary subdivision lots to existing residences to protect the structural integrity of existing residences, as recommended by a geotechnical engineer licensed in the Province of Ontario, to the satisfaction of the General Manager of Public Works and Chief Building Official.
7. 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 June 2nd, 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 and the Nickel District Conservation Authority.
8. Prior to the approval of servicing plans, the owner shall provide an engineering analysis from a geotechnical engineer licensed in Ontario

PUBLIC HEARINGS (cont'd)

APPLICATION FOR SUBDIVISION TO PERMIT THE CREATION OF 24 LOTS FOR SINGLE RESIDENTIAL USE, DONWOOD DRIVE, SUDBURY - 1499481 ONTARIO LTD. - KEN O'MALLEY (OWNER, BON STAR INC.) (cont'd)

illustrating how the ground water table will be lowered to a level that will not cause problems to adjacent boundary housing and will in conjunction with the subdivision grading plan show that basements of new homes will not require extensive foundation drainage pumping to the satisfaction of the General Manager of Public Works and the Chief Building Official.

9. The owner will be required to dedicate rear lot easements to the City of Greater Sudbury for municipal purposes to the satisfaction of the General Manager of Public Works.
10. Prior to the approval of servicing plans, the owner shall have rear slope treatments designed by a geotechnical engineer as described in the staff report of June 2nd, 2003, to the satisfaction of the General Manager of Public Works.
11. The owner shall undertake to replace the existing trunk sewer main within the limits of the Donwood Drive extension as described in the staff report of June 2nd, 2003 (including the expenses and cost participation therein described), to the satisfaction of the General Manager of Public Works.
12. The owner shall undertake to provide payment for frontage charges to connect to the 24 inch (600 mm) diameter sanitary trunk sewer on Donwood Drive as described in the staff report of June 2nd, 2003, to the satisfaction of the General Manager of Public Works.
13. The owner shall undertake to remove cul-de-sacs on Donwood Drive and Christina Drive, and transfer any residual lands to abutting property owners, all to the satisfaction of the General Manager of Public Works.
14. The final plan shall be prepared so as to provide a 17.5 metre radius right-of-way at the easterly end of Donwood Drive to the satisfaction of the General Manager of Public Works.
15. The owner shall undertake to conduct pre-construction surveys of dwellings and their accessory structures for the abutting residential properties on Josephine Street, Christina Drive and Donwood Drive prior to any peat removal or construction works to the satisfaction of the General Manager of Public Works.

PUBLIC HEARINGS (cont'd)

APPLICATION FOR SUBDIVISION TO PERMIT THE CREATION OF 24 LOTS FOR SINGLE RESIDENTIAL USE, DONWOOD DRIVE, SUDBURY - 1499481 ONTARIO LTD. - KEN O'MALLEY (OWNER, BON STAR INC.) (cont'd)

16. The owner shall undertake to monitor water table levels as described in the staff report of June 2nd, 2003, to the satisfaction of the General Manager of Public Works.
17. The owner shall undertake to construct a watermain loop from the existing Donwood Drive system to the existing municipal systems on Christina Drive, to the satisfaction of the General Manager of Public Works.
18. The applicant shall undertake to provide all connections for sanitary sewer services to the satisfaction of the General Manager of Public Works as described in the staff report of June 2nd, 2003.
19. The owner shall undertake, to the satisfaction of the General Manager of Public Works and Director of Planning Services and Chief Building Official, to have a notice placed on title to each lot stating that due to soil conditions building permits for accessory structures and/or building additions may not be attainable.
20. 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.
21. The owner shall undertake to provide individual 0.3 metre reserves along the frontage of all building lots. Said reserves shall only be lifted after a geotechnical engineer licensed in Ontario has provided a certificate to the satisfaction of the General Manager of Public Works and the Chief Building Official stating that they have supervised the removal of all required peat and certify the installation of approved engineered fill for building foundations and the placement of approved granular or soil fill in driveway areas and on lots.
22. 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.
23. The owner shall undertake upon application for any building permit to provide a detailed excavation procedure, prepared by a qualified geotechnical Engineer licensed in Ontario, to the satisfaction of the Chief Building Official. The execution and placement of engineered fill will be reviewed by the geotechnical design engineer of record and a letter

PUBLIC HEARINGS (cont'd)

APPLICATION FOR SUBDIVISION TO PERMIT THE CREATION OF 24 LOTS FOR SINGLE RESIDENTIAL USE, DONWOOD DRIVE, SUDBURY - 1499481 ONTARIO LTD. - KEN O'MALLEY (OWNER, BON STAR INC.) (cont'd)

providing confirmation of bearing capacity for foundation design provided to the Chief Building Official.

24. The owner shall undertake upon application for any building permit to provide a building foundation design, prepared by a qualified structural engineer licensed in Ontario, to the satisfaction of the Chief Building Official.
25. The owner shall, to the satisfaction of the Chief Building Official, undertake upon application for any building permit to provide recommendations and the design for weeping tile placement and sump pit and pump construction requirements. Permit applications will provide recommendations for foundations from ground soil gas infiltration. The foregoing shall be prepared by a qualified geotechnical Engineer licensed in Ontario.
26. Prior to the signing of the final plan the owner shall undertake to floodproof the subject lands to the satisfaction of the Nickel District Conservation Authority.
27. Prior to the signing of the final plan a peer review, prepared by a qualified geotechnical Engineer licensed in Ontario, with respect to the Geotechnical Investigation Reports - Donwood Drive prepared by Terraprobe Limited dated November 26, 2002, March 17, 2003 and May 6, 2003 shall be undertaken to the satisfaction of the Chief Building Official, General Manager of Public Works and Director of Planning Services. All costs pertaining to this peer review shall be paid by the owner.
28. 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.
29. 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)

APPLICATION FOR SUBDIVISION TO PERMIT THE CREATION OF 24 LOTS FOR SINGLE RESIDENTIAL USE, DONWOOD DRIVE, SUDBURY - 1499481 ONTARIO LTD. - KEN O'MALLEY (OWNER, BON STAR INC.) (cont'd)

30. With respect to the existing trunk sewer main within the limits of the proposed Donwood Subdivision extension, that the condition #8 in the General Manage of Public Works Report of June 2, 2003 be amended by reducing the \$150,000.00 deposit to a \$100,000.00 Letter of Credit.

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-4 contained in the Consent Agenda:

Recommendation #2003-100

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

CARRIED

MINUTES

Item C-1
Report #4,
VETAC Minutes
April 9, 2003

Recommendation #2003-101

Dupuis-McIntaggart: That Report # 4, Vegetation Enhancement Technical Advisory Committee Minutes of April 9th, 2003, be received.

CARRIED

ROUTINE MANAGEMENT REPORTS

Item C-2
Declaration of
Surplus Property
Remainder of
Parcel abutting
Valley East Fire
Hall, Highway 69
North

Report dated May 21st, 2003 was received from the General Manager, Corporate Services regarding declaration of surplus property, Remainder of Parcel abutting the Valley East Fire Hall, Highway 69 North.

Recommendation #2003-102

McIntaggart-Dupuis: That Part 4, Plan 53R-14476, Part of Lot 6, Concession 2, Township of Hanmer being part of Parcel 6592 Sudbury East Section, be declared surplus to the City's needs and sold in accordance with the requirements of the Municipal Act and the City of Greater Sudbury Purchasing By-law.

CARRIED

Item C-3
Surplus School
Board Property,
4500 St. Michel
Street, Hanmer
Ecole St. Michel

Report dated April 16th, 2003 was received from the General Manager, Corporate Services regarding surplus School Board Property, 4500 St. Michel Street, Hanmer, Ecole St. Michel.

Recommendation #2003-103

Dupuis-McIntaggart: That Le Conseil Scolaire Catholique du Nouvel-Ontario be advised that the City of Greater Sudbury is not interested in acquiring Ecole St. Michel.

CARRIED

Item C-4
Property
Acquisition
Part of Lot 180,
Plan M-129,
Bellevue Avenue,
Sudbury

Report dated June 3rd, 2003 was received from the General Manager, Corporate Services regarding property acquisition, part of Lot 180, Plan M-129, Bellevue Avenue, Sudbury.

Recommendation #2003-104

Petryna-McIntaggart: That the City of Greater Sudbury acquire approximately 7,400 square feet from Financial Decisions Inc. for \$31,200.00; and further

That a tax receipt in the amount of \$50,000.00 be provided to Financial Decisions Inc. in exchange for a strip of land along the shoreline of Minnow Lake to accommodate a pedestrian trail as outlined in the Minnow Lake Community Improvement Plan.

CARRIED

PART II - REGULAR AGENDA

REFERRED AND DEFFERED MATTERS

Item R-1
Stopping Up and
Closing Beech
Street, East of
Durham Street,
Sudbury

Report dated June 3rd, 2003 was received from the General Manager, Corporate Services regarding stopping up and closing Beach Street, East of Durham Street, Sudbury.

Recommendation #2003-105

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

By-law 2003-77A - A By-law of the City of Greater Sudbury to stop-up and close a part of Beech Street East of Durham Street.

CARRIED

New Matters

Councillor Dupuis indicated that, at the FONON Conference, the Ministry of Municipal Affairs and Housing gave a presentation on Official Plans and what they entail. He has requested the Director of Planning Services invite the Ministry to a future Planning Committee Meeting.

Adjournment

Recommendation #2003-106

Dupuis-McIntaggart: That we do now adjourn.
Time: 10:30 p.m.

CARRIED

DEPUTY CITY CLERK

CHAIR RON BRADLEY PRESIDING