

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

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**Council Chamber  
Tom Davies Square**

**Tuesday, May 27th, 2003  
Commencement: 7:00 p.m.  
Adjournment: 11:00 p.m.**

**COUNCILLOR RON BRADLEY PRESIDING**

Present Councillors Dupuis, McIntaggart, Petryna, Portelance

Councillors Craig, 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; Angie Haché, Deputy City Clerk; Melissa Burch, 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 # 2 under Public Hearings at this time.

**PUBLIC HEARINGS**

**APPLICATION FOR REZONING TO PERMIT THE SALE OF FINISHED LUMBER AND FINISHED LUMBER PRODUCTS AS WELL AS THE RESIDENCE OF THE BUSINESS OWNER, 2162 HIGHWAY 69 NORTH, VAL CARON - VINCE QUEVILLON**

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

Report dated May 20th, 2003 was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding an application for rezoning to permit the sale of finished lumber and finished lumber products as well as the residence of the business owner, 2162 Highway 69 North, Val Caron - Vince Quevillon.

**PUBLIC HEARINGS (cont'd)**

**APPLICATION FOR REZONING TO PERMIT THE SALE OF FINISHED LUMBER AND FINISHED LUMBER PRODUCTS AS WELL AS THE RESIDENCE OF THE BUSINESS OWNER, 2162 HIGHWAY 69 NORTH, VAL CARON - VINCE QUEVILLON (cont'd)**

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

Vince Quevillon, 2162 Highway 69 North, Val Caron, the applicant and his agent, Norman Paquette, 1196 Notre Dame Avenue, Sudbury, were present.

Norman Paquette advised that his client has been made aware of the staff recommendations and conditions and is in agreement with them.

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 #2003-86**

Portelance-Petryna: That the application by Vince Quevillon to amend By-law 83-300 being the Zoning By-law for the former Town of Valley East by changing the zoning classification of Parcel 21670 S.E.S., being Part 1, Plan 53R-14040, in Lot 7, Concession 4, Blezard Township from "R1.D7.5", Single Residential to "R1.D7.5-Special", Single Residential Special be approved subject to the following:

- (a) That the only permitted uses shall be a business engaged in the retail sale of finished lumber and finished lumber products, together with an accessory dwelling.
- (b) That the existing main building and accessory storage building be restricted to their existing size and no additional buildings be permitted.
- (c) That prior to the passing of an amending by-law the Development Services Section is to be advised by Building Services that the applicant has initiated the change of use permit process.
- (d) That prior to the passing of an amending by-law the applicant shall enter into a Site Plan Control Agreement which, among other matters, shall address parking, landscaping, limits of outdoor display areas, height of outdoor displays, and the removal of fence and sign encroachments from the road allowance.

**PUBLIC HEARINGS (cont'd)**

**APPLICATION FOR REZONING TO PERMIT THE SALE OF FINISHED LUMBER AND FINISHED LUMBER PRODUCTS AS WELL AS THE RESIDENCE OF THE BUSINESS OWNER, 2162 HIGHWAY 69 NORTH, VAL CARON - VINCE QUEVILLON (cont'd)**

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- (e) That the amending by-law permit 1 ground sign only with a maximum area of 5 m<sup>2</sup> per sign face or 10 m<sup>2</sup> in total.
- (f) That the amending by-law permit a 6 foot high fence in the required front yard of the subject property.

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

**CARRIED**

**DELEGATIONS**

**Raft Lake Subdivision**

Report dated May 21st, 2003 was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding draft subdivision approval extension, Part of Parcel 5902 S.E.S., Lot 2, Concession 3, Township of Broder (Raft Lake Subdivision) - K.M.S. Investments Limited.

Letter dated May 22nd, 2003 was received from Dr. Karen Pappin, K.M.S. Investments Ltd. requesting to address the Committee regarding the above noted application.

Dr. Karen Pappin, K.M.S. Investments Ltd., was present. She stated that the developer is satisfied with the conditions. She also addressed the Committee with respect to conditions placed on development projects. She understands the position of staff and the developer; however, she feels that policies need to have built-in flexibility for many reasons such as economic development and competition.

**Recommendation #2003-87**

Portelance-Petryna: That upon payment of the processing fee of \$1,569.00 prior to the lapsing date of June 14th, 2003, the conditions of draft approval to K.M.S. Investments Limited for the draft plan of subdivision of Part of Parcel 9502 S.E.S., Lot 2, Concession 3, Township of Broder, City of Greater Sudbury, File # RP780-6/96003, be amended as follows:

**DELEGATIONS (cont'd)**

Raft Lake  
Subdivision  
(cont'd)

- a) By deleting Condition #7. and replacing it with the following:

“7. That the owner agrees in writing to satisfy all the requirements, financial and otherwise, of the City of Greater Sudbury, concerning the provision of roads, street lights and installation of services and drainage.”
  
- b) By deleting Condition #16. and replacing it with the following:

“16. That prior to signing of the final plan, the developer shall have a storm water management report and plan prepared by a consulting engineer with a valid certificate of designation which assesses the impact of storm water runoff from this developed subdivision on the downstream watercourses and area waterbodies to the satisfaction of the General Manager of Public Works. Said report shall set out the required necessary improvements to downstream watercourses. Further, the subdivision agreement may contain provisions whereby the developer agrees to provide downstream drainage improvements, including the acquisition of necessary easements from private property owners as may be required, in accordance with the City of Greater Sudbury Downstream Drainage Policy.”
  
- c) By deleting Condition #18. and replacing it with the following:

“18. That the subdivision agreement provide for improvements to South Lane Road adjacent to the proposed subdivision, including surface improvement, widening and street lighting to the satisfaction of the General Manager of Public Works. The developer will be responsible for 50% of the improvement cost to a maximum of \$50,000.00. The execution of the road work shall be determined by the General Manager of Public Works. Cost recovery shall be on a per lot basis at the time of lot transfer.”
  
- d) By deleting Condition #19. Subsection (i) and replacing it with the following:

**DELEGATIONS (cont'd)**

Raft Lake  
Subdivision  
cont'd

“19.i) Where it is the intent to provide potable water from an adjoining waterbody, the developer shall be required to prove that such a source is safe for human consumption. If the supply is by individual separate intake lines for each lot, then an agreement with the City must be placed on title to each lot which establishes the microbiological problems with surface water sources (including giardia and cryptosporidium) and the treatment and the treatment options which are recommended.”

e) By deleting Condition #22. and replacing it with the following:

“22. That this draft approval shall lapse on March 14th, 2006.”

f) By adding the following conditions:

“24. The revised draft plan shall be amended to show both cul-de-sacs with a 20 metre radius right-of-way.

25. Prior to the submission of servicing plans, the applicant/owner shall, to the satisfaction of the General Manager of Public Works, provide a soils report prepared by a geotechnical engineer licensed in the Province of Ontario. Said report shall, as a minimum, provide factual information in the soils and ground water condition within the proposed development. Also the report should include design information and recommended construction procedures for the following items: roads, the mass infilling of land, surface drainage works including erosion control, slope stability (if applicable) and building foundations. The geotechnical information on building foundations shall be to the satisfaction of the Chief Building Official.

26. Prior to the signing of the final plan the owner shall undertake to provide a source of water on the subject lands for fire protection purposes to the satisfaction of the Fire Chief, Fire Division/Emergency Services Department.”

**CARRIED**

## PUBLIC HEARINGS

### **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**

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

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.

Letter dated April 15th, 2003 was received from Dr. and Mrs. R. J. Bolton expressing concerns regarding the above-noted application.

Letter dated April 17th, 2003 was received from Thomas Gerry expressing concerns in the above-noted application.

E-mail dated April 17th, 2003 was received from Jeremy Mahood expressing concerns in the above-noted application.

E-mail dated April 22nd, 2003 was received from Ray Hunt expressing concerns in the above-noted application.

Presentation dated April 22nd, 2003 was received from Dan Haller expressing concerns the above-noted application.

Letter dated April 22nd, 2003 from Neil and Janice Stitt in opposition to the above-noted application was distributed to Committee Members at the meeting.

Letter dated April 27th, 2003 from Claude and Claudette Hurtubise in opposition to the above-noted application was distributed to Committee Members at the meeting.

Letter from Linda Gerry expressing concerns in the above-noted application was distributed to Committee Members at the meeting. the above-noted application.

Petition dated May 26th, 2003 from the Residents of Belmont Drive, Sudbury expressing concerns in the above-noted application was distributed to Committee Members at the meeting.

## PUBLIC HEARINGS (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)**

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Petition for Preserving Unique Characteristics of South Peninsula in Sudbury in opposition to the above-noted application was distributed to Committee Members at the meeting.

Petition for Water and Sewer Services Before Blasting expressing concern in the above-noted application was distributed to Committee Members at the meeting.

Letter dated May 26th, 2003 from Rev. Jeremy Mahood expressing concern in the above-noted application was distributed to Committee Members at the meeting.

Report dated May 24th, 2003 from S. A. Kirchhefer, S.A. Kirchhefer Limited, regarding the drainage issue in the above-noted application was distributed to the Committee Members at the meeting.

Report dated May 22nd, 2003 from Sam Gauvreau, Golder Associates regarding the pre-construction survey in the above noted application was distributed to Committee Members at the meeting.

This matter was deferred by the Planning Committee on April 22nd, 2003 in order that the developer have an opportunity to complete the redesign and meet with the area residents.

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

Celia Teale, 130 Elm Street, Sudbury, agent for the application, Ron Arnold, 130 Elm Street, Sudbury, President of Dalron Construction Limited and Sam Gauvreau of Golder Associates Ltd., 662 Falconbridge Road, Sudbury were present.

Ms. Teale gave a brief summary of the history regarding the subject property. The old registered plan of subdivision was comprised of 204 lots. Some of the lots have been developed and there are 112 lots remaining. She pointed out that the old subdivision plan was to rural standard and there was little regard for topography. A redesign of the subdivision was undertaken which takes into consideration topography and keeps blasting to a minimum.

She advised that a number of neighbourhood meetings were held where concerns were raised by area residents. She outlined a number of land use

## PUBLIC HEARINGS (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)**

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issues raised and steps taken by Dalron to address these concerns. She indicated that residents expressed concern regarding proposed lots along Belmont Drive properties not having enough depth and this impacting on existing homes. The developer addressed this concern by shifting the cul de sac 50 feet to provide adequate depth. On May 3, 2003 she walked the property with the area residents which resulted in traversing an area that the residents requested be preserved and the developer tried to incorporate this vista into the plan of subdivision. She pointed out that the redesign reduced the number of lots in the subdivision from 72 lots to 69.

Another issue identified by the area residents was the effect of blasting on their wells. She pointed out that Dalron Construction have retained Golder Associates regarding this matter.

The residents also expressed concerns with respect to less greenbelt. She pointed out that the new design for the subdivision has 21% of the land dedicated for green space where 5% is usually required.

The residents of South Bay Road have expressed concern that they would be forced to connect to the services when they are extended by the developer. She indicated that a simple solution would be that the residents not be required to hook-up until the remainder of the area is serviced.

With respect to traffic concerns, she advised that there is a registered plan of subdivision with 112 lots remaining to be developed. The redesigned subdivision is for 69 lots in 4 phases and the densities range from 4.5 to 7.3 units per hectare. Phase 4 would not proceed until services are in place. She stated that the old plan of subdivision would have more of an impact on the neighbourhood than the redesigned one.

The General Manager of Public Works advised that there would be no problem with exempting the residents of South Bay Road with respect to connecting to services until the City of Greater Sudbury has serviced the area.

Mr. Sam Gauvreau, Golder Associates addressed the Committee regarding the area residents concerns with respect to the effect the proposed development would have on their wells. He pointed out that blasting damage results from the energy of the blast being transferred to the ground. Dalron will work to design blasts to minimize the energy through the ground by monitoring the amount of

## PUBLIC HEARINGS (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)**

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explosives put in. A pre-construction survey will be done on the existing wells, which will set the baseline, as blasting could affect the physical hydraulics of the wells and the chemistry of the water. If there are claims of damage following construction activities, they will reassess the quality and quantity of the groundwater and compare that to the baseline and, if a well has been affected by the blasting, Dalron will build a new well or install a treatment system to deal with any groundwater quality impacts. He advised that a framework has been developed to expedite the process in the event of a claim. Dalron has also agreed to place a \$15,000 deposit with the City of Greater Sudbury in order to cover costs of replacing a well should this be necessary.

Mr. Gauvreau advised that the residents are also concerned with the loss of recharge area for the wells. He indicated the area has a significant recharge area.

Another concern is the use of pesticides and their impact on the groundwater. He indicated that this has been researched and there is not a lot of evidence to support pesticides from residences getting into the groundwater.

Recess At 8:35 p.m., the Planning Committee recessed.

Reconvene At 8:40 p.m., the Planning Committee reconvened.

Claude Hurtubise, 1228 Belmont Drive, Sudbury, advised that an informal group of residents had a few meetings and several of the residents would speak to different issues.

Mr. Hurtubise advised that the area is quite unique in Sudbury because of its green area. He showed several photographs of the area and presented the residents' Petition for Preserving Unique Characteristics of South Peninsula in Sudbury. The petition described the area in its natural land setting, unique views and spectacular panorama, terrain, etc. He stated this land should not be developed. If it is developed for housing, it will be lost forever as a grand and unique site. He requested the City to undertake a study to designate the slopes and viewpoints as public space for all to use and that no development be permitted.

## PUBLIC HEARINGS (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)**

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Linda Gerry, 1227 Belmont Drive, Sudbury, expressed concern regarding increased traffic and resulting problems that could affect the safety of residents of Belmont Drive, Arlington Street, Lakewood Drive, Keast Street and South Bay Road, etc. She stated that the last traffic study was done in 1995 and since then there has been many changes, such as the start of construction of St. Joseph's Villa, the double cohort coming to Laurentian University, the medical school in the future, this development as well as another proposal for seniors housing. There will be a huge increase in traffic and there will be bottlenecks, besides the one at Paris Street and Ramsey Lake Road. As there is only one access road, she questioned what would happen if there was a fire or medical emergency when the traffic was heavy. She feels that the development is premature and that a thorough traffic and safety study be conducted prior to the development in order that recommendations could be made and followed.

The General Manager of Public Works advised that traffic counts are done on an annual basis.

Allison Bowins, [REDACTED], spoke on behalf of the residents of Belmont Drive. They strongly oppose the development adjacent to the Belmont area. They take the position that the registered plan of subdivision and the Official Plan are a form of implied contract between the residents, the developer and the City. The registered plan of subdivision gives an idea of how the neighbourhood property will be developed and the Official Plan reflects the long term vision for development of the entire neighbourhood. These were the plans that were in place when they purchased their properties. They understood there could be some minor changes but not major changes. In the redesigned plan of subdivision, the new development has moved closer to Belmont Drive and the homes will be on a cliff overlooking their homes. This will dramatically affect their visual quality, damage their privacy and the open space character of the neighbourhood. The changes place a higher density neighbourhood on a lower density neighbourhood. She advised the residents would like modifications to the new plan such as increasing the lot depths along the Belmont properties to what they are on the old registered plan of subdivision and the developer building the homes in a style that would maintain the natural vegetation on the slopes.

Thomas Gerry, 1227 Belmont Drive, Sudbury, submitted a petition for water and sewer services to the area prior to blasting. He advised that the petition was

## PUBLIC HEARINGS (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)**

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signed by 90% of the residents. He outlined reasons why sewer and water services should be in place prior to development including that blasting could strongly decrease, cut off or pollute their water supply, that water supply is essential to both their health and most basic quality of life, etc. The area residents requested that approval of the development be delayed until the existing neighbourhood properties have received municipal sewer and water services.

Dr. S.A. Kirchhefer, 364 Lloyd Street, Sudbury, advised the proposed development would have an impact on the recharge of the wells. He advised that there is current legislation pending to protect recharge areas. He advised that as soon as you have any type of development, you have pollution. As far as this development is concerned, they believe it should not proceed until the area is serviced. He further advised that, as soon as you develop land, you automatically reduce the water that infiltrates the ground. If the well is marginal, it will not be long before the well cannot supply enough water. These wells are only 100 to 150 feet deep so they will be affected by the development. With respect to the pre-construction survey, he indicated that measurements should be taken over a period of one year as one sample is not conclusive.

Dan Haller, 1221 Belmont Drive, Sudbury, gave a power point presentation showing the character of the neighbourhood. He advised that the residents are not opposed to the development. In the current subdivision plan there are 54 lots, which is acceptable to most people. The new plan of subdivision of 69 lots is not well balanced. In the redesigned plan, small lots are shown beside existing properties. There is a higher density being jammed up against the existing properties and the impact is 28% more lots than current plan. He stated that they have no services and protecting their wells is paramount. They feel they have too much at risk and would like municipal sewer and water services prior to any blasting. He requested a complete ban on use of herbicides and pesticides. He stated they are not against the current plan, but feel that the new plan impacts negatively on their neighbourhood. They would like Dalron to develop this parcel of land more like the current approved registered plan of subdivision

Proceed  
Past 10:00 p.m.

#### **Recommendation #2003-88**

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

## PUBLIC HEARINGS (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)**

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Dave Hodge, 1311 Lakewood Drive, Sudbury, advised that they will share the cost with the City to provide sewer and water services. They have no municipal sewer and water services and yet they are very close to the university, the cancer centre, etc.

Claudette Hurtubise, 1228 Belmont, Sudbury, addressed the Committee in support of her neighbours and their concerns about water.

Councillor Davey, Ward Councillor and area resident, addressed the Committee. He described the situation as a conundrum which requires a solution to mitigate residents' concerns and the developer's costs. He indicated his concern is about traffic, not the volume of traffic, although that is a concern. He stated that he would like to see traffic data for the area and indicated there is no plan for the double cohort, the medical school and other development in the area. The fundamental issue with traffic is there is no alternate exit and the solution is an exit off Regent Street that would cost \$10 million. He suggested a quick fix for an alternate access would be to allow emergency vehicles to use the back road off Loach's Road. He is also concerned about the water and stated that we do not know what impacts the development will have on the wells. He suggested that the verbage prepared by the City's Legal Department be used for the proposed framework for the subdivision agreement clauses regarding the impact of adjacent property owners groundwater quantity or quality.

He stated that the area residents have never said they did not want this development, but they did advise him that they do have some problems with it. There have been four public meetings regarding this development.

He stated that he and his neighbours live in a very unique area. He indicated that the backyards of the proposed development should look like the existing backyards. The residents are aware of the registered plan of subdivision and there is an implied contract. He stated that this is not the right time for the development, the right time will be when the traffic and water issues are solved.

In the interest of reaching a compromise between the developer and the area residents, he suggested the developer proceed with Phase 1 at this time and Phase 2 and 3 can commence in 2004 provided a traffic study is complete. Phase 4 would commence after the area has been serviced with municipal sewer and water.

**PUBLIC HEARINGS (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)**

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The General Manager of Public Works advised that the Loach's Road access route was discussed during the Class Environmental Assessment and was opposed by the Loach's Road residents. He indicated that the exit for emergency vehicles would be difficult to enforce.

Ms. Teale advised that it is unfortunate that the area residents would like the old registered plan. It will involve a lot of blasting and destroy the vista. She indicated the wells are a concern whether the development proceeds with the old plan or the redesigned one. She is in full support of the phase-in of the development as suggested by Councillor Davey.

Tom Gerry indicated he agrees with the concerns expressed by Councillor Davey, however, the speech took the wrong turn when it was suggested that the project proceed. The conclusion is the project should not go ahead because of the concerns. He stated that the development should be stopped now and allowed to proceed when everything is "right".

Helena Moroz, 1212 Belmont Drive, Sudbury, indicated that she lives in an area where new development is coming in and they will be serviced, while residents who have lived there for 30 years will be left behind. She is concerned about the environment and the health of the area residents.

**The Public Hearing concerning this matter was closed.**

Proceed  
Past 11:00 p.m.

McIntaggart-Portelance: That we proceed past the hour of 11:00 p.m.

In accordance with the Procedure By-law, the meeting automatically adjourned at 11:00 p.m. as unanimous consent of all Members present was not received.

**The Committee noted that the above-noted applications would be discussed at the next Planning Committee meeting scheduled for June 10th, 2003.**

  
DEPUTY CITY CLERK

  
CHAIR RON BRADLEY PRESIDING