

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

**Council Chamber
Tom Davies Square**

**Tuesday, September 9th, 2003
Commencement: 7:00 p.m.
Adjournment: 8:15 p.m.**

COUNCILLOR RON BRADLEY PRESIDING

Present Councillors Dupuis, McIntaggart, Petryna

Councillor Callaghan

Staff Bill Lautenbach, Director of Planning Services; Art Potvin,
Manager of Development Services; Greg Clausen, Director of
Engineering Services; Danielle Braney, Property Negotiator /
Appraiser; Angie Haché, Deputy City Clerk; Melissa Burtch,
Licencing and Assessment Clerk; Katherine Bowschar-Lische,
Planning Committee Secretary

News Media Sudbury Star

Declarations of
Pecuniary Interest None declared.

PUBLIC HEARINGS

**APPLICATION FOR REZONING IN ORDER TO PERMIT A PIT (EXTRACTIVE USE)
FOR A TEMPORARY PERIOD OF THREE (3) YEARS, FALCONBRIDGE ROAD &
MALEY DRIVE, SUDBURY - MALEY DEVELOPMENTS LTD.**

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

Report dated August 27th, 2003 was received from the Director of Planning Services and the General Manager of Economic Development and Planning Services regarding an application for rezoning in order to permit a pit (extractive use) for a temporary period of three (3) years, Falconbridge Road & Maley Drive, Sudbury - Maley Developments Ltd.

PUBLIC HEARINGS (cont'd)

**APPLICATION FOR REZONING IN ORDER TO PERMIT A PIT (EXTRACTIVE USE)
FOR A TEMPORARY PERIOD OF THREE (3) YEARS, FALCONBRIDGE ROAD &
MALEY DRIVE, SUDBURY - MALEY DEVELOPMENTS LTD. (cont'd)**

Letter dated September 9th, 2003 from Councillor Kilgour, representing the Ward, was distributed to Committee Members at the meeting. He supports the application and has received no communications in opposition. He urged the Committee to approve the application.

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

Celia Teale, Planner with Dalron Construction Ltd., was present as agent for the applicant. She indicated they have had limited opportunity to realize the Light Industrial market and hope to have an extension for three years to reach this goal.

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 #2003-153

Dupuis-McIntaggart: That the application by Maley Developments Ltd. to amend By-law 95-500Z being the Zoning By-law for the former City of Sudbury pursuant to Section 39 of the Planning Act to permit a pit for a temporary period of three (3) years on the property described as Parts 2 to 7, 11 to 18, 28, 30, 31 and 55 to 60, all in Plan 53R-13393 in Lot 9, Concession 6, Township of Neelon, City of Greater Sudbury be approved.

CONCURRING MEMBERS: Councillors Dupuis, McIntaggart, Petryna, Bradley

CARRIED

PUBLIC HEARINGS (cont'd)

APPLICATION FOR REZONING TO PERMIT THE CREATION OF A SINGLE RESIDENTIAL LOT, BLACK LAKE ROAD, LIVELY - KAUPPI CONSTRUCTION (DALRON CONSTRUCTION LIMITED)

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

Report dated August 27th, 2003 was received from the Director of Planning Services and the General Manager of Economic Development and Planning Services regarding an application for rezoning to permit the creation of a single residential lot, Black Lake Road, Lively - Kauppi Construction (Dalron Construction Limited).

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

The agent for the applicant, Celia Teale, Sudbury, was present. She indicated that she had nothing to add unless there were any further questions.

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 #2003-154

McIntaggart-Dupuis: That the application by Kauppi Construction (Dalron Construction Limited) to amend By-law 83-303 being the Comprehensive Zoning By-law for the (former) Town of Walden from "RU", Rural to "R1.D18", Single Residential with respect to those lands described as Parcel 14205 S.W.S. being Parts 1 & 2, Plan 53R-17351 in Lot 7, Concession 4, Township of Waters be recommended for approval.

CONCURRING MEMBERS: Councillors Dupuis, McIntaggart, Petryna, Bradley

CARRIED

PUBLIC HEARINGS (cont'd)

APPLICATION FOR REZONING TO PERMIT ONE DWELLING AND RELATED ACCESSORY USES, EDISON ROAD, FALCONBRIDGE - FALCONBRIDGE LIMITED

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

Report dated August 29th, 2003 was received from the Director of Planning Services and the General Manager of Economic Development and Planning Services regarding an application for rezoning to permit one dwelling and related accessory uses, Edison Road, Falconbridge - Falconbridge Limited.

Letter dated September 9th, 2003 from Councillor Kilgour, representing the Ward, was distributed to Committee Members at the meeting. He supports the application and has received no communications in opposition. He urged the Committee to approve the application.

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

Dan White, 42 Melvyn Avenue, Lively, addressed the Committee as an employee on behalf of the company. He stated that Falconbridge has operated the lodge since the mid 1930's to accommodate its employees and out-of-town guests. He indicated that they don't use the building enough to warrant the maintenance costs and wish to dispose of the property.

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 #2003-155

McIntaggart-Dupuis: That the application by Falconbridge Limited to amend By-law 83-304 being the Zoning By-law for the former Town of Nickel Centre by changing the zoning classification of Part of Parcels 3086 and 3085 S.E.S., in Lot 12, Concession 4, Falconbridge Township from "RU", Rural and "M4", Mining Industrial, as the case may be, to "RU-Special", Rural Special be approved subject to the following:

PUBLIC HEARINGS (cont'd)

**APPLICATION FOR REZONING TO PERMIT ONE DWELLING AND RELATED ACCESSORY USES, EDISON ROAD, FALCONBRIDGE
- FALCONBRIDGE LIMITED (cont'd)**

Recommendation #2003-155 cont'd

- (a) That the applicant provide the Development Services Section with a registered survey plan of the land being rezoned in order to enable the preparation of the amending by-law.
- (b) That the only permitted uses shall be a single dwelling and related accessory uses.
- (c) That the amending by-law recognize the 3.28 acre lot size as well as the 15 foot and 10 foot setbacks of the two existing accessory buildings.

CONCURRING MEMBERS: Councillors Dupuis, McIntaggart, Petryna, Bradley

CARRIED

**APPLICATION FOR REZONING TO PERMIT A TEMPORARY USE FOR A SECOND DWELLING (MOBILE HOME DWELLING), 5310 DESCHENE ROAD, HANMER
- CHANTAL & LUC FOURNIER**

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

Report dated August 29th, 2003 was received from the Director of Planning Services and the General Manager of Economic Development and Planning Services regarding an application for rezoning to permit a temporary use for a second dwelling (mobile home dwelling), 5310 Deschene Road, Hanmer - Chantal & Luc Fournier.

Letter dated September 9th, 2003 from Councillor Kilgour was distributed to Committee Members at the meeting, stating that he endorses the application and has received no communications in opposition. He urged the Committee to approve the application.

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

PUBLIC HEARINGS (cont'd)

APPLICATION FOR REZONING TO PERMIT A TEMPORARY USE FOR A SECOND DWELLING (MOBILE HOME DWELLING), 5310 DESCHENE ROAD, HANMER - CHANTAL & LUC FOURNIER (cont'd)

The applicant, Chantal Fournier, 5310 Deschene Road, Hanmer, and the applicant's mother, Suzanne Menard, 4878 Lafontaine Street, Hanmer, were present. The applicant indicated that the Health Unit application had been made, the Inspector was over today and that the condition would be cleared by the end of the week.

Councillor Dupuis, representing the Ward, commented that the implementation of garden suites or granny flats was an innovative idea in that it allows parents the affordability and independence and at the same time be close to their family when help is needed. He said that he had received no phone calls in opposition and urged the Committee to support this application.

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 #2003-156

Dupuis-McIntaggart: That the application by Chantal & Luc Fournier, the owners of Parcel 53605 S.E.S. being Part 1, Plan 53R-16536 in Lot 4, Concession 4, Township of Hanmer, to permit a second dwelling unit on the subject property for a maximum temporary period of ten (10) years, pursuant to Section 39 of the Planning Act be approved.

CONCURRING MEMBERS: Councillors Dupuis, McIntaggart, Petryna, Bradley

CARRIED

PUBLIC HEARINGS (cont'd)

APPLICATION FOR REZONING TO PERMIT A FORMER STUDENT RESIDENCE TO BE CONVERTED TO ALTERNATE USES, 885 REGENT STREET, SUDBURY - 1498240 ONTARIO LIMITED (ANTONIO GUIDOCCIO)

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

Report dated August 27th, 2003 was received from the Director of Planning Services and the General Manager of Economic Development and Planning Services regarding an application for rezoning to permit a former student residence to be converted to alternate uses, 885 Regent Street, Sudbury - 1498240 Ontario Limited (Antonio Guidoccio).

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

The applicant, Mr. Antonio Guidoccio, 2060 South Bay Road, Sudbury, representing the owners, was present. He believes there is need for another exit from the property. He pointed out that traffic has increased substantially on the property since they purchased it from Cambrian College. There were 70 to 80 students being housed on the subject property before and now there are over 200 students from College Boreal, Cambrian College and Laurentian University. As well, the hospital is using their entrance for food and laundry delivery. Vehicles are entering and exiting the property on a steady basis. He would like to retain the entrance/exit that currently exists and in addition would like an exit going south off the site in order to alleviate some of the traffic concerns.

Councillor McIntaggart, representing the Ward, asked questions on options examined to provide an additional entrance/exit to the subject property.

The Director of Engineering Services, indicated the existing entrance allows left and right hand turns and it is Public Works' recommendation that it remain. The applicant would like an additional right-out exit on to Regent Street. Regent Street has 28,000 vehicles per day and every exit and entrance adds to traffic congestion and safety concerns. The City's policy permits only one entrance per property on a major collector or arterial road. The existing entrance has served the property for 30 to 40 years and they believe that anticipated traffic volumes will be similar to what was proposed for the original facility. It is staff's recommendation that a single entrance is sufficient for the development.

PUBLIC HEARINGS (cont'd)

APPLICATION FOR REZONING TO PERMIT A FORMER STUDENT RESIDENCE TO BE CONVERTED TO ALTERNATE USES, 885 REGENT STREET, SUDBURY - 1498240 ONTARIO LIMITED (ANTONIO GUIDOCCIO) (cont'd)

No objectors were present.

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

The following recommendation was presented:

Recommendation #2003-157

McIntaggart-Dupuis: That the application by 1498240 Ontario Limited (Antonio Guidoccio) to amend By-law 95-500Z being the Comprehensive Zoning By-law for the (former) City of Sudbury from "I", Institutional to "C4-Special", Special Office Commercial with respect to those lands described as Parcel 39396 S.E.S. being Part 1, Plan 53R-5438, being Part of Block "A", Plan M-99 in Lot 7, Concession 2, Township of McKim be recommended for approval subject to the following conditions:

- (a) That in addition to all other "C4", Office Commercial zone uses a "rooming house" shall also be permitted.
- (b) Prior to the passage of an amending zoning by-law a Site Plan Control Agreement with the City of Greater Sudbury shall be established to the satisfaction of the Director of Planning Services.

CONCURRING MEMBERS: Councillors Dupuis, McIntaggart, Petryna, Bradley

CARRIED

Recess At 8:10 p.m., the Planning Committee recessed.

Reconvene At 8:12 p.m., the Planning Committee reconvened.

PART I - CONSENT AGENDA

The following recommendation was presented to adopt Items C-1 to C-9 contained in Part 1 of the Consent Agenda:

Recommendation #2003-158

Dupuis-McIntaggart: That Items C-1 to C-9 contained in Part 1, Consent Agenda, be adopted.

CARRIED

ROUTINE MANAGEMENT REPORTS

Item C-1
Consultant for
the Infrastructure
Background
Study for the new
Official Plan _____

Report dated September 2nd, 2003 was received from the Director of Planning Services and the General Manager of Economic Development and Planning Services regarding a Consultant for the Infrastructure Background Study for the new Official Plan.

Recommendation #2003-159

McIntaggart-Petryna: THAT the consulting firm of Dennis Consultants be retained to carry out the Infrastructure Background Study for the new Official Plan at an upset cost of \$174,002.60 including GST.

CARRIED

Item C-2
Consultant for
the Storm Water
Background
Study for the new
Official Plan _____

Report dated September 2nd, 2003 was received from the Director of Planning Services and the General Manager of Economic Development and Planning Services regarding a Consultant for the Storm Water Background Study for the new Official Plan.

Recommendation #2003-160

Petryna-McIntaggart: THAT the consulting firm of Earth Tech (Canada) Inc. be retained to carry out the Storm Water Background Study of the new Official Plan at an upset cost of \$123,050.00 including GST.

THAT thirty thousand dollars (\$30,000) 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
Subdivision
Referral Request
for Consent
Applications
B76/2003,
B77/2003 and
B88/2003 to
B93/2003,
Parcels 53848
and 53849, in Lot
3, Concession 5,
Township of
Maclennan

Report dated August 28th, 2003 was received from the Director of Planning Services and the General Manager of Economic Development and Planning Services regarding Subdivision Referral Request for Consent Applications B76/2003, B77/2003 and B88/2003 to B93/2003, Township of Maclennan (Lake Wanapitei) - 1074041 Ontario Limited.

Recommendation #2003-161

McIntaggart-Petryna: That Consent Applications B76/2003, B77/2003 and B88/2003 to B93/2003 with respect to Parcels 53848 and 53849, in Lot 3, Concession 5, Township of Maclennan be permitted to proceed by way of the consent process.

CARRIED

Item C-4
Road Closure -
Glenn Street,
Unopened, South
of Maurice
Street, Hanmer

Report dated September 2nd, 2003 from the General Manager of Corporate Services regarding road closure, Glenn Street, Unopened, South of Maurice Street.

Recommendation #2003-162

Dupuis-McIntaggart: That Glenn Street, Unopened, South of Maurice Street be closed by By-law and sold to the Owners of Parcel 50599 Sudbury East Section; and

That the City of Greater Sudbury enter into an Agreement with the Owners of Parcel 50599 Sudbury East Section to transfer the property for market value plus associated costs.

CARRIED

Item C-5
Sale of Vacant
Land, Parts 1 &
2, Plan 53R-
15101, Ellen
Street, Azilda

Report dated September 2nd, 2003 was received from the General Manager of Corporate Services regarding Sale of Vacant Land - Parts 1 & 2, Plan 53R-15101, Ellen Street, Azilda.

Recommendation #2003-163

McIntaggart-Petryna: That the City of Greater Sudbury enter into an Agreement of Purchase and Sale with Pierre Vachon for the property legally described as Parts 1 and 2, Plan 53R-15101, Azilda, subject to the terms as outlined in the report dated September 2nd, 2003, and

That the Clerk and Property Negotiator/Appraiser be authorized to execute all documents necessary to complete the real estate transaction.

CARRIED

Item C-6
Sale of Vacant
Land, Parts 9 &
10, Plan 53R-
15101, Ellen
Street, Azilda

Report dated September 2nd, 2003 was received from the General Manager of Corporate Services regarding Sale of Vacant Land - Parts 9 & 10, Plan 53R-15101, Ellen Street, Azilda.

Recommendation #2003-164

McIntaggart-Petryna: That the City of Greater Sudbury enter into an Agreement of Purchase and Sale with Sylvio Vachon for the property legally described as Parts 9 and 10, Plan 53R-15101, Azilda, subject to the terms as outlined in the report dated September 2nd, 2003, and

That the Clerk and Property Negotiator/Appraiser be authorized to execute all documents necessary to complete the real estate transaction.

CARRIED

Item C-8
Extension to
Draft Approval,
Parcels 6113,
26448'A' and
14193, Lot 11,
Concession 5,
Township of
Bleazard, Town of
Valley East
(formerly
Langdon
Subdivision)
(Cont'd)

Recommendation #2003-166 (Cont'd)

as a minimum, provide factual information on the soils and groundwater conditions within the proposed development. Also, the report should include design information and recommended construction procedures for the following items: storm and sanitary sewers, watermain, roads, the mass filling of land, surface drainage works including erosion control, slope stability (if applicable) and building foundations. The geotechnical information on building foundations shall be to the satisfaction of the Chief Building Official.

19. The owner shall provide a detailed lot grading plan for all the proposed lots as part of the submission of servicing plans. This plan must show finished grades around new homes, sideyards, swales and lot corners. The plan must show sufficient grades on boundary properties to mesh the lot grading of the new site to existing properties. Suitable provisions shall be incorporated into the subdivision agreement to ensure that the lot grading is undertaken, all to the satisfaction of the General Manager of Public Works.
20. The corner radii at all new street corners are to be 9.0 metres.
21. Lots 17 and 18 on the draft plan can not be developed until either a temporary turning circle is provided for or the fronting roadway is extended.
22. The owner shall extend the sidewalk on Royal Street to Claudette Street.”

CARRIED

Item C-9
Extension to
Draft Approval,
Parcel 47200
S.E.S. being Lot
4 to 13 inclusive,
Plan M-1006 and
Part of an
Unopen Road
Allowance on
Lucien Court in
Lot 12,
Concession 2,
Township of
Capreol) Notre
Dame Avenue,
Hanmer)

Report dated September 3rd, 2003 was received from the Director of Planning Services and the General Manager of Economic Development and Planning Services regarding Extension to Draft Approval, Parcel 47200 S.E.S. being Lot 4 to 13 inclusive, Plan M-1006 and part of an unopen road allowance described as Lucien Court in Lot 12, Concession 2, Township of Capreol (Notre Dame Avenue, Hanmer) - 1288 Realty Inc. (Ray Loiselle)

Recommendation #2003-167

Petryna-McIntaggart: That upon payment of the processing fee of \$1,065.00 prior to the October 21st, 2003 lapsing date, the conditions of draft approval of the draft plan of subdivision of Parcel 47200 S.E.S. being Lot 4 to 13 inclusive, Plan M-1006 and part of an unopen road allowance described as Lucien Court in Lot 12, Concession 2, Township of Capreol, File #780-7/93007, be amended as follows:

a) By deleting Condition #9. and replacing it with the following:

“9. That 5% of the cash value of the land included in the plan of subdivision be provided to the City of Greater Sudbury for parks purposes in accordance with Section 51.(1) of The Planning Act.”

b) By deleting Condition #13. and replacing it with the following:

“13. That this draft approval shall lapse on October 21st, 2006.”

c) By adding the following Condition:

“16. 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 on the soils and groundwater conditions within the proposed development. Also, the report should include design information and recommended construction procedures for the following items: storm and sanitary sewers, watermain, roads, the mass filling of land, surface drainage works including erosion control, slope stability (if applicable) and building foundations. The geotechnical information on building foundations

Item C-9
Extension to
Draft Approval,
Parcel 47200
S.E.S. being Lot
4 to 13 inclusive,
Plan M-1006 and
Part of an
Unopen Road
Allowance on
Lucien Court in
Lot 12,
Concession 2,
Township of
Capreol) Notre
Dame Avenue,
Hanmer) Cont'd

Recommendation 2003-167 (Cont'd)

shall be to the satisfaction of the Chief Building
Official.

d) By adding the following Condition:

“17. That final plan of subdivision provide a minimum 17.5
metre cul de sac right-of-way radius, and a 9.0 metre
corner radius for the new street at Notre Dame
Avenue, to the satisfaction of the General Manager of
Public Works.”

e) By adding the following Condition:

“18. That the subdivision agreement address removal of
the existing entrance on Carina Drive and full
reinstatement of curbs, boulevard sod and removal of
any unnecessary pipes or utilities to the satisfaction of
the General Manager of Public Works.”

CARRIED

Next Planning
Committee Meeting

Councillor Bradley indicated that the Planning Meeting scheduled
for Tuesday, September 23rd, 2003, has been cancelled. The next
scheduled Planning Meeting will be held on October 7th, 2003.

Adjournment

Recommendation #2003-168

McIntaggart-Petryna: That we do now adjourn.

Time: 8:15 p.m.

CARRIED

DEPUTY CITY CLERK

CHAIR RON BRADLEY PRESIDING