

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

**Committee Room C-11
Tom Davies Square**

**Thursday, August 22nd, 2002
Commencement: 2:00 p.m.
Adjournment: 4:03 p.m.**

COUNCILLOR DAVE KILGOUR PRESIDING

Present

Dupuis, McIntaggart (A. 2:10 p.m.), Portelance

Councillor Gainer

Staff

B. Lautenbach, Director of Planning Services; A. Potvin, Manager of Development Services; D. Braney, Property Negotiator/Appraiser;

of

D. Belisle, General Manager of Public Works; R. Swiddle, Director of Legal Services/City Solicitor; A. Haché, Deputy City Clerk; K. Bowschar-Lische, Planning Committee Secretary

Media

The Box; MCTV; Sudbury Star

Declarations of

None declared.

Pecuniary Interest

PUBLIC HEARINGS

REZONING APPLICATION IN ORDER TO PERMIT THE CONSTRUCTION OF A DUPLEX DWELLING ON MARLENE COURT, HANMER - LARRY WICKHAM

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

Report dated August 12th, 2002, was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services

regarding an application for rezoning by Larry Wickham to permit the construction

of a duplex dwelling at 4195 Marlene Court, Hanmer.

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

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PUBLIC HEARINGS (Contd.)

REZONING APPLICATION IN ORDER TO PERMIT THE CONSTRUCTION OF A DUPLEX DWELLING ON MARLENE COURT, HANMER - LARRY WICKHAM (Cont'd)

Mr. Larry Wickham, applicant, was present. Mr. Wickham stated that he wanted to build this duplex in order that his 73 year old mother could reside next door to him. He also indicated that his neighbours are aware of the proposal and there were no objectors.

Councillor Dupuis, Ward Councillor, advised that he visited the subject property. He pointed out that this is a nice, quiet neighbourhood and that Mr. Wickham would be constructing the duplex next door to his home. He urged Committee Members to support the 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.

Recommendation 2002-40

That the application by Larry Wickham to amend By-law 83-300 being the Zoning By-law for the former Town of Valley East by changing the zoning classification of Part 1, Plan 53R-16885, in Lot 4, Concession 2, Hanmer Township from "R1.D18", Single Residential to "R2.D36", Double Residential in order to permit the construction of a duplex dwelling be approved.

CONCURRING MEMBERS: Councillors Dupuis; Kilgour; McIntaggart; Portelance

CARRIED

REZONING APPLICATION IN ORDER TO SEVER AND CONSOLIDATE LAND WITH ABUTTING SINGLE RESIDENTIAL LOTS, LAMOTHE STREET, WAHNAPIITAE - SUSAN KRATYK

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

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PUBLIC HEARINGS (Contd.)

REZONING APPLICATION IN ORDER TO SEVER AND CONSOLIDATE LAND WITH ABUTTING SINGLE RESIDENTIAL LOTS, LAMOTHE STREET, WAHNAPIITAE - SUSAN KRATYK (Cont'd)

Report dated August 13th, 2002, was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding a rezoning application by Susan Kratyk in order to sever and consolidate approximately one-half of the southerly portion of the land located west of the southerly limit of Lamothe Street adjacent to the Wanapitei River in the settlement of Wahnapiitae with the abutting single residential lots.

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

Mr. Dave Dorland, agent representing the applicant, was present. He indicated that

the purpose of this application is to allow the owner of the subject property to transfer lands to the abutting owners who are currently using the property. He stated that the existing ownership would be extended from the lot lines to the Wanapitei River to provide water frontage to the lots. He pointed out that the applicant is concerned about liability should something happen on the subject 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.

Recommendation 2002-41

That the application by Susan Kratyk to rezone part of Parcel 50645 S.E.S. being Part of Part 30, Plan 53R-2700 in Lot 10, Concession 3, Township of Dryden, from "RU", Rural Zone to "R1.D18", Single Residential Zone and "HR1.D18", Holding Single Residential Zone, be approved subject to the following conditions:

1. That prior to the passing of an amending by-law, the owner shall provide the Planning Services Division with a plan of survey, outlining the property to be rezoned.
2. That the northerly portion of the subject property, described on the applicant's sketch as "Portion B", shall be subject to an "H", Holding symbol, whereby no use will be permitted on the lands until such time as they are consolidated with abutting lots.

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PUBLIC HEARINGS (Contd.)

REZONING APPLICATION IN ORDER TO SEVER AND CONSOLIDATE LAND WITH ABUTTING SINGLE RESIDENTIAL LOTS, LAMOTHE STREET, WAHNAPIITAE - SUSAN KRATYK (Cont'd)

CONCURRING MEMBERS: Councillors Dupuis; Kilgour; McIntaggart; Portelance

CARRIED

APPLICATIONS FOR REZONING AND SUBDIVISION APPROVAL IN ORDER TO PERMIT 10 LOTS FOR SINGLE RESIDENTIAL USE, PIONEER ROAD AND SOUTH LANE ROAD, SUDBURY - 630450 ONTARIO INC.

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

Report dated August 13th, 2002, was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services

regarding applications for rezoning and for subdivision approval by 630450 Ontario Inc. in order to permit 10 lots for single residential use along the south side of Pioneer Road and along the east side of South Lane Road, Sudbury.

Letter dated August 6th, 2002, was received from Claudette L. Hann, objecting to the above-noted applications.

Petition dated August 8th, 2002, was received from the residents of McFarlane Lake against the applications.

Letter dated August 15th, 2002, was received from Herbert A. Proudley, P. Eng. of Pathway Engineering Services Ltd. expressing concerns on behalf of Elasto-Valve Rubber Products Inc. related to the remainder of the lands.

Mr. Dave Dorland, agent for the applicants, and Mr. S.A. Kirchhefer, professional engineer, were present. Mr. Barry Kindrat and Mr. Mike Johnson, applicants, were also present.

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

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PUBLIC HEARINGS (Contd.)

APPLICATIONS FOR REZONING AND SUBDIVISION APPROVAL IN ORDER TO PERMIT 10 LOTS FOR SINGLE RESIDENTIAL USE, PIONEER ROAD AND SOUTH LANE ROAD, SUDBURY - 630450 ONTARIO INC. (Cont'd)

Mr. Dave Dorland, agent representing 630450 Ontario Inc., addressed the Committee. He indicated that Mr. Kindrat and Mr. Johnson recently purchased the property. He stated that they have had extensive amount of liaison with staff and have invested in substantial studies with reputable consultants. Mr. Dorland advised that a meeting with the area residents was not held. They had a large sign, with a telephone number, placed on the subject property. They received only one call. They did go door-to-door to meet with the residents. He submitted five letters from property owners in support of proposed development. He addressed the Committee regarding Mr. Proudley's letter which expressed concern regarding frontage on Pioneer Road being reduced to 20 metres on the remainder of the property and what might happen with the remainder. He pointed out that they have no intended use for the remainder of this property at this time. Some studies have indicated that the 20 metre frontage strip is a bit of a buffer. They will be doing some landscaping and the property will be private open space. There is 100 feet between the Elasto-Valve building and the easterly piece of his clients property. There is no house being built along the easterly part of the property because there is no room. He pointed out that Mr. Proudley's clients do not object to the application.

Dr. Kirchhefer addressed the Committee regarding the Hydro-Geological Evaluation. The study examines the ability of the subject property to provide an adequate quantity of potable water to support the 10 lots. The study did not look at the neighbours' properties. He indicated that there is an adequate quantity of potable water for the 10 lots and that this development will not use all the water that is available to it. He advised that as soon as the depth of the well reaches into the 90 foot area, there is a different aquifer and plenty of water. The wells for the 10 lots will be deep because of road salt and the salt will not have an impact on the quality of the water for the 10 lots.

The GM of Public Works advised that a number of years ago, the Region conducted a survey of the water in this area. The result of the survey concluded there were some aesthetic and bacterial problems, however the area did not make the list for servicing. With respect to quantity, he advised that if they were drilled wells, there would be no problem.

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PUBLIC HEARINGS (Contd.)

APPLICATIONS FOR REZONING AND SUBDIVISION APPROVAL IN ORDER TO PERMIT 10 LOTS FOR SINGLE RESIDENTIAL USE, PIONEER ROAD AND SOUTH LANE ROAD, SUDBURY - 630450 ONTARIO INC. (Cont'd)

Mrs. Claudette L. Hann, 1630 Pioneer Road, Sudbury, was present and objected to the applications. She indicated that Mr. Dorland paid her a visit the night before the meeting to show her the reports. She proposed to Mr. Dorland that if the owners and/or consultants were convinced of the contents of the reports, they should put in writing that if she runs out of water during and following development, they would pay for a new well. Mr. Dorland did not agree with this proposal. She agrees with Mr. Dorland that when you own a property you should be able to do whatever you wish with it, but when it comes to our environment, we all must be concerned. She indicated that the City should supply the residents of this area with acceptable drinking water. She went on to explain that in the 1950's, directly across from her home, there were 2 trailers and a small house where now there is a new residence built. She does not recall the tanks being removed from this property. She indicated that she will be contacting the Ministry of the Environment and the Ministry of Fisheries to investigate the probability of extensive flooding since the existing creek was bulldozed and is now blocked. Now, if Parcel 30324 S.E.S. is raised, then the flooding would become extensive. She also indicated that the owner of the property south of Pioneer Road was told to stop backfilling the property with garbage and debris but was not forced to restore it to its original condition. Two years ago you could canoe from Pioneer Road to Richard Lake but not anymore. She indicated that McFarlane Lake does not need anymore field beds nor anymore noise from additional traffic. She questioned why when it comes to protecting our wildlife, water and environment, residents of McFarlane Lake and Richard Lake always seem to be in conflict with municipal and provincial governments.

Ms. Brenda Polano, 2953 Richard Lake, Sudbury was present. She indicated that she is disturbed about what is happening in the Highway 69 corridor. It has always been a beautiful, greenbelt area, but little by little she has seen changes which upset her. She indicated that this will have a negative impact on tourism, as this area is a tourist's first impression of what Sudbury is all about, when driving in on Highway 69. She expressed concern about drainage, flooding, safety and increased traffic. She also pointed out that there have been problems with ice huts, skidoos, etc. leaving garbage. She indicated that this development will have a very serious impact on this area.

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PUBLIC HEARINGS (Contd.)

APPLICATIONS FOR REZONING AND SUBDIVISION APPROVAL IN ORDER TO PERMIT 10 LOTS FOR SINGLE RESIDENTIAL USE, PIONEER ROAD AND SOUTH LANE ROAD, SUDBURY - 630450 ONTARIO INC. (Cont'd)

Mr. Dorland advised that with respect to flooding, there is adequate gradient of terrain so there will not be any flooding. He pointed out that there are 25,000 vehicle movements a day on Highway 69 and 10 lots will not have major impact on traffic.

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

Recommendation 2002-42

That the application by 630450 Ontario Inc. to amend By-law 95-500Z being the Zoning By-law for the former City of Sudbury by changing the zoning classification of part of Parcel 30324 S.E.S., in Lot 12, Concession 5, Dill Township from "RU", Rural to "R1.D7.5", Single Residential to permit the creation of 10 lots for single residential use as outlined in the staff report be approved subject to the following:

1. That the zoning of the 3.4 hectare remainder of the applicant's land holding be changed from "RU", Rural to "PS", Private Open Space to ensure that it remains undeveloped in accordance with the applicant's soils study; and
2. That the applicant provide the Development Services Section with a registered survey plan outlining the parts of the subject property to be zoned "R1.D7.5", Single Residential and "PS", Private Open Space, to enable the preparation of an amending by-law.

CONCURRING MEMBERS: Councillor Dupuis; Kilgour; McIntaggart; Portelance

CARRIED

Recommendation 2002-43

That the City of Greater Sudbury Council's delegated official be directed to issue the draft approval for the subject subdivision by 630450 Ontario Inc. 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:

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PUBLIC HEARINGS (Contd.)

APPLICATIONS FOR REZONING AND SUBDIVISION APPROVAL IN ORDER TO PERMIT 10 LOTS FOR SINGLE RESIDENTIAL USE, PIONEER ROAD AND SOUTH LANE ROAD, SUDBURY - 630450 ONTARIO INC. (Cont'd)

Recommendation 2002-43 (cont'd)

1. That this draft approval applies to the draft plan of subdivision of Part of Parcel 30324 S.E.S., Lot 12, Concession 5, Dill Township as shown on a plan of subdivision prepared by D.S. Dorland, O.L.S., and dated April 10, 2002.
2. That the standard conditions of draft approval be imposed.
3. That prior to the signing of the final plan the applicant dedicate a 0.3 m reserve along the entire Highway 69 street line of the subject property to the City of Greater Sudbury to the satisfaction of the City Solicitor.
4. That 5% cash in lieu of parkland be paid to the City of Greater Sudbury in accordance with Section 51.1(3) of the Planning Act to the satisfaction of the Director of Leisure, Community Development and Volunteer Services and the City Solicitor.
5. That prior to the signing of the final plan the applicant prove to the satisfaction of the General Manager of Public Works that each of the ten lots has an adequate quantity of potable water.
6. That prior to the signing of the final plan the applicant's soil study is to be reviewed and approved by the Co-ordinator of Technical Services as verification of each of the ten lots being able to support individual sewage systems and of each lot being able to support residential structures to the satisfaction of the General Manager of Public Works.
7. That the subdivision agreement contain provisions whereby the recommendations of the "Traffic Noise Impact Study" dated July 29, 2002 prepared by R. Bouwmeester and Associates, relating to Lots 8, 9 and 10 on the draft plan will be implemented to the satisfaction of the City Solicitor.

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PUBLIC HEARINGS (Contd.)

APPLICATIONS FOR REZONING AND SUBDIVISION APPROVAL IN ORDER TO PERMIT 10 LOTS FOR SINGLE RESIDENTIAL USE, PIONEER ROAD AND SOUTH LANE ROAD, SUDBURY - 630450 ONTARIO INC. (Cont'd)

Recommendation 2002-43 (cont'd)

8. Prior to the signing of the final plan, the owner shall provide stormwater control plans prepared by a consulting civil engineer with a valid certificate of authorization from the Professional Engineers of Ontario. Said plans shall be to the satisfaction of the General Manager of Public Works. The plans shall include a lot grading plan for the subdivision and plans setting out improvements to fronting roadside ditches and the main drainage channel adjacent to the easterly boundary of the remainder of Parcel 30324 S.E.S.
9. The applicant shall provide a drainage easement on the creek located along the easterly boundary of Parcel 30324 S.E.S. The width of the easement is to be 10 m each side of the centre line of the creek.
10. As a condition of draft approval, the owner will be required to make, prior to final registration of the subdivision, a cash contribution to the upgrading of South Lane and Pioneer Road equal to 50% of the cost of a 50 mm asphaltic pavement overlay of the existing road.
11. That prior to the signing of the final plan the Economic Development and Planning Services Department is to be advised by the Ministry of Transportation that they have reviewed and approved the applicant's site grading plan, drainage study and traffic impact study.
12. That Lot 6 of the draft plan be enlarged to provide a full 36 m frontage as required by the zoning by-law.
13. 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.
14. 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.

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PUBLIC HEARINGS (Contd.)

APPLICATIONS FOR REZONING AND SUBDIVISION APPROVAL IN ORDER TO PERMIT 10 LOTS FOR SINGLE RESIDENTIAL USE, PIONEER ROAD AND SOUTH LANE ROAD, SUDBURY - 630450 ONTARIO INC. (Cont'd)

CONCURRING MEMBERS: Councillors Dupuis; Kilgour; McIntaggart; Portelance

CARRIED

APPLICATION TO AMEND THE RAYSIDE-BALFOUR SECONDARY PLAN TO CREATE A 2 ACRE RURAL RESIDENTIAL LOT, LABINE STREET, AZILDA - BERNARD AND SUSAN GIRARD

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

Report dated August 12th, 2002, was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services

regarding an application to amend by Bernard and Susan Girard the Rayside-Balfour Secondary Plan by introducing a site specific policy exemption to the "Agricultural Reserve" policies as they apply to the 54 acre property. The exemption would permit the creation of an approximate 2 acre rural residential lot within a northerly portion of the property (while maintaining the balance of the lands for rural residential use) Labine Street, Azilda.

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

Mr. Dave Dorland, 290 Larch Street, Sudbury, agent representing the applicants, was present and indicated that he was satisfied with the staff recommendation and had no further comments.

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.

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PUBLIC HEARINGS (Contd.)

**APPLICATION TO AMEND THE RAYSIDE-BALFOUR SECONDARY PLAN TO
CREATE A 2 ACRE RURAL RESIDENTIAL LOT, LABINE STREET, AZILDA
- BERNARD AND SUSAN GIRARD (Cont'd)**

Recommendation 2002-44

That the application by Bernard and Susan Girard to amend the Rayside-Balfour Secondary Plan by introducing a site specific policy exception to the "Agricultural Reserve" policies that apply to Part of Parcel 30430 S.W.S. being Part of Part 1, Plan 53R-15278 in Lot 5, Concession 2, Township of Rayside, City of Greater Sudbury to permit the creation of a 2 acre rural residential lot be approved subject to the following condition:

1. That in order to facilitate the preparation of a Secondary Plan amendment, the applicant shall provide the Planning Services Division with a registered plan of survey which describes the land which is to be the subject of the Secondary Plan amendment to the satisfaction of the Director of Planning Services.

CONCURRING MEMBERS: Councillors Dupuis; Kilgour; McIntaggart; Portelance

CARRIED

**APPLICATION TO AMEND THE OFFICIAL PLAN FOR THE SUDBURY PLANNING
AREA TO PERMIT A 2 ACRE RURAL RESIDENTIAL LOT, INTERSECTION OF
GRAVEL DRIVE AND DESCHENE ROAD, HANMER - EUGENE VINCZE**

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

Report dated August 12th, 2002, was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding an application to amend by Eugene Vincze the Official Plan for the Sudbury Planning Area by introducing a site specific policy exemption to the "Agricultural Reserve" policies as they apply to the subject 7.6 acre property. The exemption would permit the creation of an approximate 2 acre rural residential lot within a northerly portion of the property (while maintaining the balance of the lands for rural residential use) intersection of Gravel Drive and Deschene Road, Hanmer.

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PUBLIC HEARINGS (Contd.)

APPLICATION TO AMEND THE OFFICIAL PLAN FOR THE SUDBURY PLANNING AREA TO PERMIT A 2 ACRE RURAL RESIDENTIAL LOT, INTERSECTION OF GRAVEL DRIVE AND DESCHENE ROAD, HANMER - EUGENE VINCZE (Cont'd)

The Director of Planning Services advised that this amendment to the Official Plan is to introduce a site specific exemption to the Agricultural Reserve policies as they apply to the subject 7.6 acre property. The exemption would permit the creation of a two acre rural residential lot. He pointed out that the applicant acquired a 20 acre property and has completed three severance applications, exceeding the number of severances permitted. He advised the Official Plan contains "Agricultural Reserve" and/or "Rural Residential" designations. For this application, the applicant is using the "Agricultural Reserve" which requires one acre for a residential home. He pointed out that property should be dealt with under the Rural Residential policies and should be 5 acres in size. He also pointed out that the OMB have indicated that Council needs to consider not making arbitrary decisions because that does set a precedence that will be utilized by other property owners. Public land use policy should be developed during the comprehensive review of the Official Plan, which is currently underway and the Committee should not be dealing with one OP amendment at a time trying to change policy.

Mr. Dave Dorland, agent for the applicant, and Mr. Eugene Vincze were present. Mr. Dorland said that as a result of comments in the staff report, they have revised the application to more clearly meet the requirements of the rural policies so supplementary consent application seeks 4 acres as opposed to 5 and 3.6 acres as opposed to 5 acres. He stated this property is in the agricultural reserve. He indicated as per the map and the size of the property, what we have is a rural estate type development. He pointed out that the applicant looked at developing a granny flat but could not obtain a mortgage for that purpose. The only way to obtain financing is to sever the property and build a separate house. Mr. Dorland stated that the precedence has been set already, as there are quite a number rural residential lots.

Mr. Eugene Vincze, applicant, 1030 Gravel Drive, Hanmer, addressed the Committee. He advised that his parents are 81 years old with many ailments.

Councillor Dupuis, Ward Councillor, advised that he supports this application. He indicated that this is a beautiful home that would compliment the area.

Councillor Portelance, Ward Councillor, commented that Valley East has always been a residential area. This home will compliment the area. She stated that she did not see any difference between this application and the preceding one.

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PUBLIC HEARINGS (Contd.)

APPLICATION TO AMEND THE OFFICIAL PLAN FOR THE SUDBURY PLANNING AREA TO PERMIT A 2 ACRE RURAL RESIDENTIAL LOT, INTERSECTION OF GRAVEL DRIVE AND DESCHENE ROAD, HANMER - EUGENE VINCZE (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.

Recommendation 2002-45

That the application by Eugene Vincze to amend the Official Plan for the Sudbury Planning Area by introducing a site specific exemption to the "Agricultural Reserve" policies that apply to Part of Parcel 38657 S.E.S. being Part 3, Plan 53R-16536 in Lot 4, Concession 4, Township of Hanmer, City of Greater Sudbury to permit the creation of a minimum 2 acre rural residential lot be approved subject to the following conditions:

1. That in order to facilitate the preparation of an Official Plan amendment, the applicant shall provide the Planning Services Division with a registered plan of survey which describes the land which is to be the subject of the Official Plan amendment to the satisfaction to the Director of Planning Services.
2. That Consent Application B0052/2002 with respect to Part of Parcel 38657 S.E.S. being Part 3, Plan 53R-16536 in Lot 4, Concession 4, Township of Hanmer be permitted to proceed by way of the consent process.

CONCURRING MEMBERS: Councillors Dupuis; Kilgour; McIntaggart; Portelance

CARRIED

BY-LAW 2002-186, BEING A BY-LAW OF THE CITY OF GREATER SUDBURY TO DECLARE SURPLUS, STOP-UP AND CLOSE CERTAIN PORTIONS OF ST. GABRIEL STREET AND ST. GABRIEL LANE, AND PART OF THE UNOPENED PORTION OF ST. RAPHAEL STREET AND BY-LAW 2002-215, BEING A BY-LAW OF THE CITY OF GREATER SUDBURY TO STOP-UP, CLOSE AND TRANSFER PART OF AN UNOPENED ROAD ALLOWANCE IN THE MALLARD'S GREEN SUBDIVISION

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

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PUBLIC HEARINGS (Contd.)

BY-LAW 2002-186, BEING A BY-LAW OF THE CITY OF GREATER SUDBURY TO DECLARE SURPLUS, STOP-UP AND CLOSE CERTAIN PORTIONS OF ST. GABRIEL STREET AND ST. GABRIEL LANE, AND PART OF THE UNOPENED PORTION OF ST. RAPHAEL STREET AND BY-LAW 2002-215, BEING A BY-LAW OF THE CITY OF GREATER SUDBURY TO STOP-UP, CLOSE AND TRANSFER PART OF AN UNOPENED ROAD ALLOWANCE IN THE MALLARD'S GREEN SUBDIVISION (Cont'd)

Report dated August 13th, 2002, was received from the General Manager, Corporate Services regarding By-law 2002-186, being a By-law of the City of Greater Sudbury to declare surplus, stop-up and close the unopened portion of St. Gabriel Street north of St. Raphael Street, the unopened portion of St. Gabriel Lane and part of the unopened portion of St. Raphael Street and By-law 2002-215, being a By-law of the City of Greater Sudbury to stop-up, close and transfer part of an unopened road allowance in the Mallard's Green Subdivision.

The Committee Chair asked if there was anyone present in the audience who claims that his or her land would be prejudicially affected by By-law 2002-186 or By-law 2002-215.

No objectors were present and no objections were received by the City Clerk's Office.

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

Recommendation 2002-46

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

By-law 2002-186, Being a By-law of the City of Greater Sudbury to declare surplus, stop-up and close the unopened portion of St. Gabriel Street north of St. Raphael Street; the unopened portion of St. Gabriel Lane and part of the unopened portion of St. Raphael Street abutting Lots 115 and 116, Plan 19-S.

By-law 2002-215, Being a By-law of the City of Greater Sudbury to stop-up, close and transfer part of an unopened road allowance in the Mallard's Subdivision.

CONCURRING MEMBERS: Councillors Dupuis; Kilgour; McIntaggart; Portelance

CARRIED

PART I - CONSENT AGENDA

The following recommendation was presented to adopt Items C-1 to C-6 contained in the Consent Agenda:

Recommendation 2002-47

Dupuis-Portelance: That Items C-1 to C-6 contained in the Consent Agenda, be adopted.

CARRIED

ROUTINE MANAGEMENT REPORTS

Item C-1 Report dated August 12th, 2002, was received from the General

Lease of Road Allowance - 939631 Ontario Limited, Regent St. At Bouchard St. Manager, Corporate Services regarding Lease of Road Allowance to 939631 Ontario Limited - Regent Street at Bouchard Street, Sudbury.

At Bouchard St. Recommendation 2002-48

McIntaggart-Dupuis: That the City of Greater Sudbury enter into a lease agreement with 939631 Ontario Limited (Regency Mall) for the use of approximately 6,500 square feet of road allowance, parts of Plan D-95 and P-2976-8 being parts of Parcels 28530 and 22155"A" located on Regent Street and Bouchard Street, Sudbury, subject to the terms and conditions contained in the report dated August 12th, 2002, and

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

CARRIED

Item C-2 Report dated August 12th, 2002 was received from the General Manager, Corporate Services regarding Lease of Space to Our Children, Our Future - 1127 Bancroft Drive, Sudbury.

Bancroft Drive, Sudbury Recommendation 2002-49

Dupuis-Portelance: That the City of Greater Sudbury enter into a lease agreement with Our Children, Our Future - Family Resources (Nos enfants, notre avenir - Ressources pour les familles) for premises at 1127 Bancroft Drive, Sudbury, under the terms and conditions outlined in the report dated August 12th, 2002;

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ROUTINE MANAGEMENT REPORTS (Contd.)

Item C-2
Lease of Space to
Our Children, Our
necessary
Future - 1127
Bancroft Drive,
Sudbury (cont'd)

Recommendation 2002-49 (cont'd)

That the Council of the City of Greater Sudbury pass the
by-laws; and

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

CARRIED

Item C-3
City Sale of
Surplus Lands
- Lasalle Blvd.

Report dated July 16th, 2002 was received from the General
Manager, Corporate Services, regarding the City Sale of Surplus
Lands - Lasalle Boulevard.

Recommendation 2002-50

Portelance-McIntaggart: That Part of Lot 4, Concession 6, in the
Township of McKim, being Part 3, Plan SR-3012 be declared
surplus to the municipal needs, stopped up and closed and
transferred; and

That all necessary by-laws be passed.

CARRIED

Item C-4
By-law 2002-126
Ontario Heritage
Act Designation

- 26 Bloor Street,
former Town of
Capreol

Report dated August 13th, 2002 was received from the General
Manager, Corporate Services regarding By-law 2002-126, being a
By-law of the City of Greater Sudbury to designate the property
municipally known as 26 Bloor Street in the former Town of
Capreol,
now City of Greater Sudbury, as a property of architectural and
historic value pursuant to Part IV of the Ontario Heritage Act,
R.S.O.
1990, C.O. 18, as amended.

Recommendation 2002-51

Dupuis-Portelance: Whereas no objections have been received to
By-law 2002-126 to designate the property municipally known as
26 Bloor Street in the former Town of Capreol, as a property of
architectural and historic value; That we recommend to City
Council that By-law 2002-126 be given
third and final reading.

CARRIED

ROUTINE MANAGEMENT REPORTS (Contd.)

Item C-5 Report dated August 13th, 2002, was received from the Director of
Extension to Draft Planning Services and the General Manager, Economic

Approval, Development and Planning Services regarding Extension to Draft
Remainder of Approval, Remainder of Parcel 35336 S.E.S., in Lot 5, Concession
Parcel 35336 S.E.S. 1, Township of Garson, Garson, City of Greater Sudbury - Dalron
In Lot 5, Concession Construction Limited.

1, Township of
Garson, City of Recommendation 2002-52
Greater Sudbury

- Dalron Construction Portelance-McIntaggart: That upon payment of the processing fee
of
Limited

\$3,094.50 prior to the September 30th, 2002 lapsing date, the
conditions of draft approval of the plan of subdivision of the
Remainder of Parcel 35336 S.E.S. in Lot 5, Concession 1,
Township of Garson, City of Greater Sudbury, File #780-3/86008,
be amended as follows:

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

“13. That this draft approval shall lapse on June
15th, 2005.”

b) By addition Condition #15, as follows:

“15. That the existing municipal watermain systems
along Penman Avenue from Falconbridge
Highway to Torrington Avenue be upgraded to
the satisfaction of the General Manager of
Public Works. The Public Works Department
will develop a cost sharing formula in
conjunction with the developer for the cost of
construction of this water main.”

CARRIED

Item C-6 Report dated July 26th, 2002, was received from the Director of
Subdivision Planning Services and the General Manager, Economic
Referral Request for Development and Planning Services regarding a
Consent Application request for Consent Application B0052/2002 by Anne
and Dennis

B0052/2002 by Mount - Yorkshire Drive, Val Caron.
Anne and Dennis
Mount - Yorkshire
Drive, Val Caron

