THE NINETEENTH MEETING OF THE COMMITTEE OF THE WHOLE - PLANNING OF THE CITY OF GREATER SUDBURY

Committee Room C-11
Tom Davies Square

Tuesday, January 15th, 2002
Commencement: 6:30 p.m.
Adjournment: 9:45 p.m.

ACTING DEPUTY MAYOR RON BRADLEY, IN THE CHAIR

Present — Councillors Courtemanche; Craig; Davey; Dupuis; Kilgour; Lalonde (A6:38 pm); McIntaggart (A6:36 pm); Portelance; Petryna

Staff — J. Rule, Chief Administrative Officer; D. Belisle, General Manager of Public Works; R. Browning, General Manager of Emergency Services; C. Hallsworth, General Manager of Citizen & Leisure Services; M. Mieto, General Manager of Health & Social Services; D. Nadorozny, General Manager of Economic Development & Planning Services; P. Thomson, Director of Human Resources; N. Charette, Manager of Corporate Communications and French-language Services; G. Ward, Council Secretary

Declarations of Pecuniary Interest — None declared.

"In Camera" — 2002-01 Dupuis/Davey: That we move "In Camera" to deal with those matters which fall within Article 15.5 of the Procedural Rules.

CARRIED

Recess — At 7:25 p.m., Committee of the Whole - Planning recessed.

Reconvene — At 7:30 p.m., Committee of the Whole - Planning reconvened in the **Council Chamber** for the regular meeting.

CHAIR DAVE KILGOUR PRESIDING

Present — Councillors Bradley; Courtemanche; Craig; Davey; Dupuis; Lalonde; McIntaggart; Portelance; Petryna (D7:50 pm/A8:55 pm)

Staff — J. Rule, Chief Administrative Officer; D. Belisle, General Manager of Public Works; D. Nadorozny, General Manager of Economic Development & Planning Services; B. Lautenbach, Director of Planning; A. Potvin, Manager of Development Services; B. Tanos, Cartographer/G.I.S. Technologist; J. Lahti, Legal Secretary; A. Haché, Deputy Clerk; G. Ward, Council Secretary

Others — R. Hansen, Representative of Industry Canada

Media — The Box; MCTV; Sudbury Star

Declarations of Pecuniary Interest — None declared.

MATTERS ARISING FROM THE "IN CAMERA" SESSION

Best Wishes — Chair Kilgour extended best wishes on behalf of the Committee to Councillor Gainer who is recovering from a recent accident.

Rise and Report — Acting Deputy Mayor Bradley reported that the Committee of the Whole - planning had met to deal with matters falling within Article 15.5 of the Procedural Rules and no resolutions emanated therefrom.

PUBLIC HEARINGS

REZONING APPLICATION TO PERMIT THE REPAIR AND ACCESSORY STORAGE OF RECREATIONAL VEHICLES, 2139 DOMINION DRIVE, VAL THERESE - DONNA AND ROGER LABELLE

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

Report dated December 20, 2001 was received from the Director of Planning Services and the General Manager of Economic Development & Planning Services regarding a rezoning application to permit the repair and accessory storage of recreation vehicles, 2139 Dominion Drive, Val Therese - Donna and Roger Labelle.

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

Roger and Donna Labelle, applicants, were present and indicated they were satisfied with the staff recommendation.

With respect to outside storage, Mr. Labelle advised that recreational vehicles would be parked around the garage waiting for repair. If the recreational vehicles were not repairable, they would be scrapped.

No objectors were present.

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

2002-02 Dupuis/Davey: That the application by Donna and Roger Labelle to amend By-law 83-300 being the Comprehensive Zoning By-law for the (former) City of Valley East from "A-11", Special Agricultural Reserve to a *revised* "A-Special", Special Agricultural Reserve in order to permit an existing 'garage' to be used for the repair of recreational vehicles in addition to all other "A-11" uses; and further, to permit the accessory outdoor storage of recreational vehicles which are under repair with respect to those lands described as Parcel 45350 S.E.S. being Part 1, Plan 53R-8387 and

Part 2, Plan 53R-7984 in Lot 9, Concession 1, Township of Hanmer be approved subject to the following condition:

1. That the amending zoning by-law specify that no open storage shall be permitted within 50 metres (164 ft.) of a public road.

CONCURRING MEMBERS: Councillors Bradley; Courtemanche; Craig; Davey; Dupuis; Lalonde; McIntaggart; Portelance; Petryna; Kilgour

CARRIED

REZONING APPLICATION TO PERMIT AN 85 GUEST ROOM RETIREMENT RESIDENCE ON A 3.19 ACRE PARCEL, PARIS STREET, SUDBURY - ALERT CARE CORPORATION

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

Report dated December 19, 2001 was received from the Director of Planning Services and the General Manager of Economic Development & Planning Services regarding a rezoning application to permit an 85 guest room retirement residence on a 3.19 acre parcel, Paris Street, Sudbury - Alert Care Corporation.

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

Mr. Robert Eger, Mr. Dan Roach and Ms. Celia Teale, Dalron Construction, applicants, were present and indicated they were satisfied with the staff recommendation.

A sketch of the proposed building was available for viewing.

The applicants pointed out that the facility would hold up to 90 residents who require nursing and/or homecare together with centralized kitchen and dining facilities. Mr. Eger provided the Committee with information about Alert Care advising the company operates 29 retirement homes in Ontario. Alert Care is currently building retirement homes in Sault Ste. Marie and Thunder Bay. He indicated that between 25 to 30 new jobs would be created as a result of the development.

He further advised that the research he has conducted shows there is a need in the City of Greater Sudbury for what they are proposing and they are hopeful this is the start of continued development on the subject property.

No objectors were present.

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

2002-03 Davey/Dupuis: That the application by Alert Care Corporation 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 Parcels 45795 and 11765 in Lot 6, Concession 1, McKim Township from "R5", High Rise Multiple Residential and "FD", Future Development, as the case may be, to "R5-Special", High Rise Multiple Residential Special be approved subject to the following:

(A) That the applicant provide the Development Services Section with a registered survey plan to enable the preparation of an amending zoning by-law.

(B) That new zoning boundaries and permitted uses shall be based on the preliminary reference plan prepared by T. Del Bosco, O.L.S. attached to the staff report, wherein the following shall apply:

1. On Parts 2, 3, 4, 5 and 10, the only permitted uses shall be a residential building containing a maximum of 85 guest rooms designed for seniors or residents thereof who require nursing and/or homecare, together with centralized kitchen and dining facilities, and related accessory uses.

2. Parts 6, 7, 9 and 11 shall be included in the area being rezoned "R5-Special", but uses shall be restricted to access and future roads purposes.

3. Parts 1 and 8 shall be rezoned to "FD", Future Development.

(C) That parking for the residential building shall be provided in accordance with the following:

4 spaces for the residential building, plus
0.5 spaces for each of the first 30 guest rooms, plus
0.25 spaces for each additional guest room

(D) That for purposes of interpreting the amending by-law, the southerly property line which follows the 66 foot wide access strip shall be deemed to be the front lot line for the residential building site.

(E) That the amending by-law be tailored to the applicant's site plan as outlined in the staff report.

(F) That prior to the adoption of an amending zoning by-law, the applicant agrees to the following to the satisfaction of the City Solicitor and the General Manager of Public Works:

1. To design and construct the intersection of the private access at Paris Street to accommodate the Marttila Drive Extension; and

2. To design and construct the private access so that the future Marttila Drive Extension is not jeopardized.

CONCURRING MEMBERS: Councillors Bradley; Courtemanche; Craig; Davey; Dupuis; Lalonde; McIntaggart; Portelance; Kilgour

CARRIED

PART I - CONSENT AGENDA

The following resolution was presented to adopt Items C-1 to C-4 contained in the Consent Agenda:

2002-04 Davey/Dupuis: That Items C-1 to C-4 contained in the Consent Agenda, be adopted.

CARRIED

MINUTES

Item C-1
Report No. 10
V.E.T.A.C.
December 5, 2001

2002-05 Davey/Dupuis: That Report No. 10, Vegetation Enhancement Technical Advisory Committee Minutes of December 5, 2001 be adopted.

CARRIED

Item C-2
Report No. 1
Topsoil Preservation
December 11.2001

2002-06 Dupuis/Davey: That Report No. 1, Topsoil Preservation Committee Minutes of December 11, 2001 be adopted.

CARRIED

ROUTINE MANAGEMENT REPORTS

Item C-3
Extension to Draft Approval, Twp. Of Waters - Riverdale Subdivision

Report dated January 3, 2002 was received from the Director of Planning Services and the General Manager of Economic Development & Planning Services regarding an extension to draft approval, Parcel 1386, Lot 7, Concession 3, Township of Waters - Riverdale Subdivision - Riverglen Properties Inc.

2002-07 Portelance/Dupuis: That upon payment of Council's processing fee of $2,954.50 prior to the February 20th, 2002 lapsing date, the conditions of draft approval of the plan of subdivision of Parcel 1386, in Lot 7, Concession 3, Township of Waters, File 780-8/89008, be amended as follows:

a) By deleting Condition #12 and replacing it with the following:

"12. That this draft approval shall lapse on November 20th, 2004."

b) That as required, the conditions of draft approval be amended to address municipal restructuring and the creation of the City of Greater Sudbury.

CARRIED

Item C-4
Extension to Draft Approval, Twp. Of Waters - Hillcrest Subdivision

Report dated January 3, 2002 was received from the Director of Planning Services and the General Manager of Economic Development & Planning Services regarding an extension to draft approval, Part 2, Plan 53R-8676, Lot 4, Concession 5, Township of Waters, Hillcrest Subdivision - Dalron Construction Limited.

2002-08 Portelance/Dupuis: That upon payment of the processing fee of $1,922.50, the conditions of draft approval for the draft plan of subdivision of Part 2, Plan 53R-8676, Lot 4, Concession 5, Township of Waters, File #780-8/88008, shall be amended as follows:

a) By deleting Condition #14 and replacing it with the following:

"14. That this draft approval shall lapse on February 10th, 2005."

b) By adding the following Condition #16:

"16. That prior to the signing of the final plan, the owner shall indicate the type of treatment proposed for all rear yard slopes and suitable provisions shall be incorporated into the subdivision agreement to ensure that the treatment is undertaken, all to the satisfaction of the General Manager of Public Works."

Item C-4
(Continued)

c) That as required, the conditions of draft approval be amended to address municipal restructuring and the creation of the City of Greater Sudbury.

CARRIED

PART II - REGULAR AGENDA

Item R-1
Policy Relating to Telecommunication Facilities

Report dated January 3, 2002 was received from the Director of Planning Services and the General Manager of Economic Development & Planning Services regarding policy relating to telecommunication facilities.

The Committee approved a request by Councillor McIntaggart to include in the telecommunication facilities policy notification to the Councillors of the ward involved when an application is filed for a communication tower.

The Committee agreed to permit Mr. Rick Hanson, representative of Industry Canada, to come forward and respond to questions of the Committee.

2002-09 Dupuis/Portelance:

1. That the telecommunications facilities policy contained in this report be adopted.

2. That the Site Plan Control By-law #2001-150, be amended by placing all new ground mounted telecommunications towers under Site Plan Control, unless exempted by the Director of Planning Services or his designate.

CARRIED

Item R-2
Appointments - Greater Sudbury Lake Improvement Panel

Report dated January 7, 2002 was received from the General Manager of Corporate Services regarding appointments to the Greater Sudbury Lake Improvement Advisory Panel.

The Committee noted that the name “Linda Dupuis” was incorrectly included on the list of nominees and was therefore removed.

Councillor Davey requested the applicants who were not elected to serve on the Greater Sudbury Lake Improvement Panel be contacted to suggest that they become involved in a particular lake committee.

The following resolutions were presented:

Item R-2
(Continued)

2002-10 Portelance/Dupuis: That the names listed below be accepted as nominated for the citizen appointments (6) to the Greater Sudbury Lake Improvement Advisory Panel:

Peter J. Barnett	Dr. Chris Nash
Aziz Bencherki	Nina Naumenko
Rick Cooper	Dr. Karen Pappin
André Ferron	Caroline G. Recollet
Elin Maki Flora	Nigel J. Robbins
Jim Gomm	Gord Slade
Marion Chalmers Harbin	Dr. Graeme A. Spiers
John Lindsay	Derek Stead
Martin Litchfield	Anne Watelet
Joanne K. Lizotte	Michael Wisniewski
Michael A. Mirka	J. Terence Zinger

CARRIED

Chair Kilgour declared nominations were closed.

Following an election process by simultaneous, written, signed ballots, the following resolution was presented.

The Committee **defeated** a motion by Councillor Lalonde to have the results of each round of voting read out in its entirety.

2002-11 Portelance/Dupuis: That the following be appointed to the Greater Sudbury Lake Improvement Advisory Panel for the term ending November 30th, 2003:

Councillors Davey and Portelance

The following six (6) citizens:

André Ferron
Elin Maki Flora
John Lindsay
Dr. Chris Nash
Caroline G. Recollet
Michael A. Mirka

Six (6) water quality experts representing the following public agencies: Co-Operative Freshwater Ecology Unit (2); Ministry of the Environment, Ministry of Natural Resources; Nickel District Conservation Authority and the Sudbury & District Health Unit.

CARRIED

Item R-3
Appointments -
Citizen's Advisory Panel
On Agriculture

Report dated January 7th, 2002 was received from the General Manager of Corporate Services regarding appointments to the Citizen's Advisory Panel on Agriculture.

Item R-3
(Continued)

The following resolutions were presented:

2002-12 Dupuis/Portelance: That the names listed below be accepted as nominated for the citizen appointments (5) to the Citizen Advisory Panel on Agriculture:

Jean-Guy Bonin	Alexander Shalin
William Bradley	Garry Smith
James R. Found	Michel Soenens
Claude Lajoie	Graeme Spiers
Marcel Michel Rainville	

CARRIED

Chair Kilgour declared nominations were closed.

Following an election process by simultaneous, written, signed ballots, the following resolution was presented:

2002-13 Dupuis/Portelance: That the following be appointed to the Citizen's Advisory Panel on Agriculture for the term ending November 30th, 2003:

Councillors Bradley and Dupuis

The following five (5) citizens:

Jean Guy Bonin	Marcel Michel Rainville
James Found	Graeme Spiers
Claude Lajoie	

CARRIED

Adjournment

2002-14 Dupuis/Portelance: That we do now adjourn. Time: 9:45 p.m.

CARRIED

DEPUTY CITY CLERK

CHAIR DAVE KILGOUR