

**THE TWENTIETH MEETING OF THE COMMITTEE OF THE WHOLE - PLANNING
OF THE CITY OF GREATER SUDBURY**

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

**Tuesday, January 29th, 2002
Commencement: 6:00 p.m.
Adjournment: 9:58 p.m.**

ACTING DEPUTY MAYOR RON BRADLEY PRESIDING

Present

Councillors Callaghan; Courtemanche; Craig; Davey;
Dupuis; Kilgour; McIntaggart ; Petryna, Portelance; Mayor
Gordon

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;
D. Wuksinic, General Manager of Corporate Services;
P. Thomson, Director of Human Resources; N. Charette,
Manager of Corporate Communications and French-
Language Services; S. Jonasson, Director of Finance/City
Treasurer; A. Haché, Deputy Clerk; G. Ward, Council
Secretary

Declarations of
Pecuniary Interest

None declared.

"In Camera"

2002-15 Dupuis-Portelance: 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 7:35 p.m., Committee of the Whole - Planning reconvened
in the **Council Chamber** for the regular meeting.

CHAIR DAVE KILGOUR PRESIDING

<u>Present</u>	Councillors Bradley; Callaghan; Courtemanche; Craig; Davey; Dupuis; McIntaggart; Portelance; Petryna
<u>Staff</u>	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 Services; A. Potvin, Manager of Development Services; T.C. Wu, Senior Planner; P. Baskcomb, Manager of Community and Strategic Planning; B. Tanos, Cartographer/GIS Technologist; P. Reid, Business Development Officer; D. Chassé, Councillors' Secretary; A. Haché, Deputy Clerk; G. Ward, Council Secretary
<u>Media</u>	The Box; MCTV; Sudbury Star, Le Voyageur
<u>Declarations of Pecuniary Interest</u>	None declared.

MATTERS ARISING FROM THE "IN CAMERA" SESSION

<u>Rise and Report</u>	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.
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DELEGATIONS

<u>Flour Mill Silos Study</u>	Report dated January 15, 2002 was received from the Director of Planning Services and the General Manager of Economic Development & Planning Services regarding a delegation from the Flour Mill BIA on the Flour Mill Silos Study.
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Councillor Courtemanche, Council's representative on the Flour Mill BIA introduced Mr. Raymond A. Prévost, Chair, Flour Mill BIA and Mr. Oryst Sawchuk of Sawchuk, Peach and Associates, Architect Planners.

DELEGATIONS (Contd.)

Flour Mill Silos Study
(Contd.)

Mr. Prévost indicated that a feasibility study to explore and assess alternative uses for the Flour Mill Silos was done by Sawchuk, Peach and Associates. He pointed out that the silos in Sudbury are not unique to Canada or elsewhere. He showed slides of silos in St. Jacobs which house three separate businesses and silos in Texas being used as a climbing facility. He stated that every public meeting regarding the Flour Mill silos ended with the same conclusion...that the silos have an important cultural and historical value and should be preserved.

Mr. Sawchuk advised that the Feasibility Study applies uses that are adaptable to the structure, shape and height of the silos. The concept is a unique community facility called the "Flour Mill Active Living Centre". The proposed uses include a rock climbing academy, le Centre franco-ontarien de folklore (museum), a rest stop/coffee shop along the Junction Creek Waterway Trail system, pro shop and a restaurant on the top of the silos. He advised that contact has been made with potential strategic partners and they are identified in the report. He requested the Committee to endorse in principle the preservation of the Flour Mill Silos as recommended in the report; participate in and support the establishment of a Steering Committee which will identify partners and funding.

2002-16 Dupuis-Portelance: Whereas the former City Council passed By-law 89-147 which designated the Flour Mill Silos as being "of architectural and historic value or interest" under Part IV of the Ontario Heritage Act;

And whereas an engineering study was carried out by Trow Consulting Engineers in 1998 to investigate the structural condition of the silos; and that remedial repairs are required to ensure public safety;

And whereas it is estimated by Trow Consulting Engineers that total demolition would cost \$500,000 - \$600,000 and that rehabilitation would cost \$1,500,000 - \$1,750,000;

Contd.

DELEGATIONS (Contd.)

Flour Mill Silos Study
(Contd.)

Resolution #2002-16 (Contd.)

And whereas it is estimated by J. L. Richards and Associates Limited, being part of the Sawchuk Peach Associates Report, that exterior restoration of the silos would be in the order of \$595,000; and that restoration of the silos to include a climbing gym would cost in the order of \$1,400,000;

And whereas many ideas have been suggested and discussed in the community regarding the future of these silos and the proposal "Flour Mill Active Living Centre du vie active Moulin Fleur" is an innovative adaptive reuse of this historically important heritage that has the potential of being a significant contributor to Sudbury's tourism strategy worthy of further detail study;

Therefore be it resolved:

THAT the Council (1) Endorse in principle the preservation of the Flour Mill Silos as recommended by Sawchuk Peach Associates Architects/Planners in the Report "A Concept for the Reuse of the Silos : Flour Mill Active Living Centre du vie active du Moulin Fleur"; and (2) Support the Flour Mill B.I.A. in establishing a community-based Steering Committee to carry out the next steps recommended in the Report to identify partners and funding opportunities, and that the City participate as a stakeholder in the Steering Committee.

CARRIED

REZONING APPLICATION TO ADD A CARPENTRY SHOP AS A COTTAGE INDUSTRY TO THE USES PERMITTED UNDER THE AGRICULTURAL RESERVE ZONING, 4446 MUNICIPAL ROAD #35, AZILDA - ALICE POULIN

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

Report dated January 21, 2002 was received from the Director of Planning Services and the General Manager of Economic Development & Planning Services regarding a rezoning application to add a carpentry shop as a cottage industry to the uses permitted under the Agricultural Reserve zoning, 4446 Municipal Road #35 - Alice Poulin.

Contd.

PUBLIC HEARING (Contd.)

REZONING APPLICATION TO ADD A CARPENTRY SHOP AS A COTTAGE INDUSTRY TO THE USES PERMITTED UNDER THE AGRICULTURAL RESERVE ZONING, 4446 MUNICIPAL ROAD #35, AZILDA - ALICE POULIN (Contd.)

The Director of Planning Services outlined the application to the Committee. He indicated that the Secondary Plan for Rayside-Balfour designates the subject property agricultural. There is a section in the secondary plan which allows cottage industry - i.e. small scale operation such as a woodworking shop, subject to certain criteria. A cottage industry would only be permitted in conjunction with a residential use, within which the operator of the cottage industry resides. This application would meet that criteria. He pointed out that the proposed rezoning is along a primary arterial, Regional Road 35 and the increase in the intensity of use of a residential entrance onto a primary arterial road is felt to be contrary to the intent of the Regional Official Plan relating to access control to protect road function. The only technical concern relates to the precedent setting nature of the proposal and the resulting deterioration in the function of the primary arterial roadway. He concluded by indicating that because of Traffic and Transportation concerns and Official Plan policies as they exist, the application is not being recommended for approval. He indicated that staff are prepared to work with the applicant to find an alternate site.

Mr. Norman Paquette, Solicitor; Mr. Daniel Caza, proposed purchaser; and Mrs. Alice Poulin, applicant, were present.

Mr. Paquette advised that Mr. Caza plans to construct a carpentry shop on the property. To allay the fears expressed by the Transportation Section he indicated that his client will not be creating additional traffic. His client is not proposing a storefront type of building where he will display his wares. Mr. Caza will go to his customers' homes, as a consultant, as opposed to customers attending his shop. Vehicular traffic would be minimal. One employee will be working in the carpentry shop with Mr. Caza. The entrance to be used is already in place, it is just a matter of bringing it up to standard and the applicant is willing to upgrade the entrance.

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.

Contd.

PUBLIC HEARING (Contd.)

**REZONING APPLICATION TO ADD A CARPENTRY SHOP AS A COTTAGE
INDUSTRY TO THE USES PERMITTED UNDER THE AGRICULTURAL RESERVE
ZONING, 4446 MUNICIPAL ROAD #35, AZILDA - ALICE POULIN (Contd.)**

2002-17 Bradley-Callaghan: That the application by Alice Poulin to amend By-law 83-302 being the Zoning By-law for the former Town of Rayside-Balfour by changing the zoning classification of Parcel 11906 and Part of Parcel 21527 in Lot 8, Concession 3, Rayside Township from "A", Agricultural Reserve to "A-Special", Agricultural Reserve Special be approved subject to the following:

- a) That in addition to normal Agricultural Reserve uses, a carpentry shop together with a dwelling occupied by the owner of the business shall be permitted;
- b) That the carpentry shop shall be totally contained within a building with a maximum gross floor area of 2,400 square feet (223 m²);
- c) That no outside storage shall be permitted in connection with the carpentry shop;
- d) That the business identification sign provisions of the "A" zone shall apply to the carpentry shop; and,
- e) That prior to the passing of an amending by-law the applicant agree to undertake the entrance improvements from Municipal Road 35 to the carpentry shop to the satisfaction of the General Manager of Public Works.

CONCURRING MEMBERS: Councillors Bradley; Callaghan; Craig; Dupuis; McIntaggart; Petryna, Portelance; Kilgour

NON-CONCURRING MEMBERS: Councillors Courtemanche, Davey

CARRIED

Recess The Committee recessed at 9:28 p.m. and reconvened at 9:33 p.m.

PUBLIC HEARING (Contd.)

REZONING APPLICATION TO PERMIT THE ESTABLISHMENT OF A "PERSONAL FITNESS TRAINING STUDIO", INTERSECTION OF RIVERSIDE DRIVE AND CROSS STREET - RIVERSIDE CARDIAC CLINIC INC.

Report dated January 21, 2002 was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding an application for rezoning in order to permit the establishment of a 'personal fitness training studio", intersection of Riverside Drive and Cross Street - Riverside Cardiac Clinic Inc.

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

Ms. Karen Hourtovenko, applicant, was present and indicated she was satisfied with the staff recommendation.

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.

2002-18 Dupuis-Portelance: That the application by Riverside Cardiac Clinic Inc. to amend By-law 95-500Z being the Comprehensive Zoning By-law for the (former) City of Sudbury from "R6", Established Residential to "R6-12", Special Established Residential with respect to those lands described as Parcel 5701 S.E.S. being Part of Lot 157, Plan M-95 in Lot 6, Concession 3, Township of McKim, be approved subject to the following condition:

1. That prior to the passage of an amending zoning by-law the applicant being the owner of Parcel 5701 S.E.S. in conjunction with the owners of Parcels 8351 & 9298 S.E.S. shall enter into a single site plan control agreement which pertains to all three parcels being municipal addresses 336 to 344 Riverside Drive, to the satisfaction of the Director of Planning Services.

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

Councillor Davey, not having been present for the complete public hearing, did not vote on the preceding resolution.

CARRIED

