

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

Council Chambers

**Tuesday, June 11th,
2002**

Tom Davies Square

**Commencement: 7:00 p.m.
Adjournment: 9:10**

p.m.

COUNCILLOR DAVE KILGOUR PRESIDING

Present

Councillors Bradley, Dupuis, Portelance

Staff

B. Lautenbach, Director of Planning Services; A. Potvin, Manager of Development Services; A. Sizer, Civic Memorial Cemetery; D. Braney, Legal Services; J. Lahti, Legal Services; P. Sajatovic, Nickel District Conservation Authority; A. Haché, Deputy City Clerk; K. Bowschar, Planning Committee Secretary

Media

The Box; MCTV; Sudbury Star

Declarations of

None declared.

Pecuniary Interest

PUBLIC HEARINGS

REZONING APPLICATION IN ORDER TO PERMIT A CLAY PIT IN FAIRBANK TOWNSHIP ON THE WEST SIDE OF LOCKERBY MINE ACCESS ROAD - FALCONBRIDGE LIMITED

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

Report dated June 3, 2002, was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding a rezoning application by Falconbridge Limited in order to permit a clay pit in Fairbank Township on the west side of Lockerby Mine Access Road.

Mr. Harold Cheley, agent for Falconbridge Nickel Mines Limited, and Ms. Theresa Matheson, DST Consulting Engineers, were present.

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

PUBLIC HEARINGS (Contd.)

REZONING APPLICATION IN ORDER TO PERMIT A CLAY PIT IN FAIRBANK

TOWNSHIP ON THE WEST SIDE OF LOCKERBY MINE ACCESS ROAD - FALCONBRIDGE LIMITED (Contd.)

Mr. Cheley pointed out that they have submitted an application for a pit license under the Aggregate Resources Act to the Ministry of Natural Resources at the same time as they submitted an application to the City to rezone the property. On Thursday, June 13, 2002 an open house will be held from 4 p.m. to 9 p.m. at the Dowling Citizen Service Centre regarding the pit license and the final date for objections for the pit license is July 6, 2002. He advised that under the Aggregate Resources Act a site plan design is required. He stated that Falconbridge Nickel Mines plans to haul 40,000 tonnes or less for this project, then the site will be closed. The Committee noted that the clay will be used by Falconbridge for a tailings dam. As stated in the Planning Staff report, he is aware that should Falconbridge remove more than 40,000 tonnes per year, they will require the approval of the General Manager of Public Works. He advised that there are no trees in the area where the pit is located.

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 2002-01

That the application by Falconbridge Limited to amend By-law 83-300 being the Zoning By-law for the former Town of Onaping Falls by changing the zoning classification of that Part of the Remainder of Parcel 4836 lying west of Plan 53R-12138, Lot 3, Concession 5, Fairbank Township from "RU", Rural to "RU-Special", Rural Special be approved subject to the following:

- (a) That in addition to normal Rural uses, a pit shall be permitted.
- (b) That the Ministry of Natural Resources be requested to impose a condition on the pit license whereby annual removals from the pit are restricted to a maximum of 40,000 tonnes. Should annual removals be required to exceed this amount, then prior consultation with and approval from the General Manager of Public Works should be required.

CONCURRING MEMBERS: Councillors Bradley; Dupuis; Kilgour; Portelance

CARRIED

PUBLIC HEARINGS (Contd.)

REZONING APPLICATION IN ORDER TO PERMIT ADDITIONAL SENIORS GUEST ROOM ACCOMMODATION AT 1385 AND 1401 REGENT STREET, SUDBURY - GABELLA INVESTMENTS/THE BREEZES RETIREMENT RESIDENCE INC. (DALRON CONSTRUCTION LIMITED)

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

Report dated June 3, 2002, was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding an application for rezoning by Gabella Investments/The Breezes Retirement Residence Inc. (Dalron Construction Limited) in order to permit additional seniors guest accommodation at 1385 and 1401 Regent Street, Sudbury.

Ms. Celia Teale, Dalron Construction Limited, 130 Elm Street, Sudbury, was present.

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

Ms. Teale indicated that the purpose of this application was to permit additional seniors guest room accommodation, provide amenity space for the residents and expand the dining room area. She showed a conceptual drawing and briefly explained the proposed expansion. She advised that the proposal will improve the aesthetics and landscaping of the property. She knows there is a market for this use and in upcoming years there will be an increase in demand for suites of this nature. She pointed out that this type of residence attracts clients that are 75 years and older. These clients don't own vehicles and are picked up by family members, therefore traffic generated will be minimal. She advised that she did not hold a public meeting as the Breezes Retirement Residence already exists and this is just an expansion of the use.

Ms. Judith VanBoxel, owner of Sweet William which abuts the subject property, was present. She questioned whether there would be a buffer between her property and the subject property and indicated she would like some sort of hedging. She expressed concern regarding surface drainage as the subject property is a little higher than her property. She also expressed concern if the seniors residence is not expanded, then the zoning which also permits C-2 uses would allow for a different type of development.

PUBLIC HEARINGS (Contd.)

REZONING APPLICATION IN ORDER TO PERMIT ADDITIONAL SENIORS GUEST ROOM ACCOMMODATION AT 1385 AND 1401 REGENT STREET, SUDBURY - GABELLA INVESTMENTS/THE BREEZES RETIREMENT RESIDENCE INC. (DALRON CONSTRUCTION LIMITED) (Contd.)

Ms. Teale advised that Dalron Construction intends to place a buffer between the two properties. She pointed out that there is approximately 65 feet between the properties and there is space to construct a gazebo which they will want to provide with buffering. With respect to surface drainage, she advised that they will be planting trees and landscaping the area which will absorb the drainage. She pointed out that drainage will be addressed at the site plan stage. As The Breezes Retirement Home currently has a C2-53 Special Commercial zoning, they applied for the same zoning for the expansion.

The Director of Planning pointed out that C2-53 Special Commercial zoning allows for either residential or commercial. As long as The Breezes is there you cannot have a commercial component.

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

Recommendation 2002-02

That the application by Gabella Investments/The Breezes Retirement Residence Inc. (Dalron Construction Limited) to amend By-law 95-500Z being the Comprehensive Zoning By-law for the (former) City of Sudbury from "C3", Limited General Commercial and "C2-53", Special General Commercial to a revised "C2-53", Special General Commercial zone with respect to those lands described as Parcels 11459, 12134, 12276 and 12277 S.E.S. in Lot 7, Concession 1, Township of McKim, be approved subject to the following condition:

1. That the amending zoning by-law specify a maximum of 95 guest rooms designed for seniors or residents thereof who require nursing and or homecare, as well as common kitchen and eating facilities shall be permitted.

CONCURRING MEMBERS: Councillors Bradley; Dupuis; Kilgour; Portelance

CARRIED

PART I - CONSENT AGENDA

The Committee agreed to move Item C-4 from Routine Management Reports to Managers' Reports. (Extension to conditional approval granted by Committee of the Whole - Planning Resolution 2001-142, with respect to the rezoning request by D. Dorland, agent for G. and I. Quenneville of Parcels 7545 and 30291, Lots 8 and 9, Concession 1, Dowling Township to permit a private camping ground on the Vermillion River.) **SEE PAGES 11 TO 13**

The following recommendation was presented to adopt Items C-1 to C-3 and C-5 to C-11 contained in the Consent Agenda:

Recommendation 2002-03

Portelance-Dupuis: That Items C-1 to C-3 and C-5 to C-11 contained in the Consent Agenda, be adopted.

CARRIED

MINUTES

Item C-1
Report No. 6
VETAC Minutes
May 1, 2002

Recommendation 2002-04

Portelance-Dupuis: That Report #6, Vegetation Enhancement Technical Advisory Committee Minutes of May 1, 2002, be received.

CARRIED

Item C-2
Report No. 7
(Special)
VETAC Minutes
May 7, 2002

Recommendation 2002-05

Bradley-Dupuis: That Report #7, (Special) Vegetation Enhancement Technical Advisory Committee Minutes of May 7, 2002, be received.

CARRIED

ROUTINE MANAGEMENT REPORTS

Item C-3
Revision to
Subdivision Plan
and Extension of
Draft Approval,
Remainder of

Report dated June 3, 2002 was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding a Revision to Subdivision Plan and Extension of Draft Approval, Remainder of Parcel 25851 S.E.S. in Lots 5 and 6, Concession 5, Township of Broder, Sudbury - Pagnutti Developments Limited.

Parcel 25851 S.E.S.
in Lots 5 and 6,
Concession 5,
Township of Broder,
Sudbury - Pagnutti
Developments
Limited

Recommendation 2002-06

Bradley-Dupuis: That upon payment of the processing fee of \$910.31 prior to the June 28th, 2002 lapsing date, the conditions of draft approval of the plan of subdivision of the Remainder of Parcel 25851 S.E.S., being Part 17, Plan 53R-13886 in Lots 5 and 6, Concession 5, Township of Broder, City of Greater Sudbury, File 780-6/88016, be amended as follows:

a) By deleting Condition #1, and replacing it with the following:

subdivision

“1. That this draft approval applies to the draft plan of
of Parcel 25851 S.E.S. in Lots 5 and 6, Concession 5,
Township of Broder, as shown on a plan prepared by D. W.
Ogilvie, O.L.S. and dated July 25th, 1991; and, as further
amended by the plan prepared April 16th, 2002 by Dennis
Consultants described as the “Minor Amendment” to the
aforesaid draft plan.”

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

features

Environment

“12. That prior to the signing of the final plan, and prior to any preservicing taking place on the site, an acoustical report shall be prepared by a qualified engineer to determine the noise levels on the site, and what noise attenuation
would be required in the construction of homes to reduce noise levels in accordance with Ministry of the
guidelines, to the satisfaction of the Director of Planning Services.”

c) By deleting Condition #'s 14., 16., 17., 19., 20. and 25.

Cont'd.....

ROUTINE MANAGEMENT REPORTS (Contd.)

Item C-3 d) By deleting Condition #28. and replacing it with the following:
Revision to “28. That this draft approval shall lapse on June 28th, 2003.”
Subdivision Plan e) By adding the following condition:
And Extension of “29. Prior to the signing of the final plan, upon successful
Draft Approval, negotiation of the extent of land required and land
 Remainder of compensation with the City of Greater Sudbury, the
Parcel 25851 S.E.S. applicant shall transfer, in whole or in part, Block 95 of the
in Lots 5 and 6, revised draft plan dated April 16th, 2002 to the City of
Concession 5, Greater Sudbury to the satisfaction of the General
Township of Broder, Manager
Sudbury - Pagnutti of Public Works.”
Developments f) By adding the following condition:
Limited (cont'd) “30. That prior to the signing of the final plan the owner shall
 provide a lot grading plan which illustrates that
development shall be graded and floodproofed (elevation 277.1 metres
or higher), and further undertake to do such necessary
works, to the satisfaction of General Manager of Public Works and
the Director of Operations for the Nickel District Conservation
 Authority. For proposed lots that back onto existing lots
show fronting on Countryside Drive the lot grading plan must
existing the integration of the finished grades of new lots with
 lot grades for properties on Countryside Drive to the
 satisfaction of the General Manager of Public Works.”

CARRIED

Item C-4 **See Pages 11 - 13**

Item C-5 Report dated June 3, 2002, was received from the Director of
Request to Remove Planning Services and the General Manager, Economic
“H”, Holding Symbol Development and Planning Services regarding a request to
 remove
pertaining to By-law “H”, Holding symbol pertaining to By-law 96-127Z at 43 Notre
 Dame
96-127Z at 43 Notre Street, Azilda - Caisse Populaire Azilda Inc.
Dame Street, Azilda
- Caisse Populaire
Azilda Inc.

Cont'd.....

ROUTINE MANAGEMENT REPORTS (Contd.)

Item C-5 Recommendation 2002-07
Request to Remove
"H", Holding Symbol Bradley-Dupuis: That the request by Caisse Populaire Azilda Inc.
to
pertaining to By-law remove the "H" Holding Symbol pertaining to By-law 96-127Z, in
96-127Z at 43 Notre order to permit those uses allowed in a "C2" Zone, with respect to
Dame Street, those lands described as Parcels 11684, 11688, 11672 and 15195
Azilda - Caisse Sudbury West Section, Lot 5, Concession 1, Township of Rayside,
Populaire Azilda be approved.
Inc. (cont'd)

CARRIED

Item C-6 Report dated June 5th, 2002, was received from the General
Extension of Option Manager, Corporate Services regarding an Extension of Option
Agreement Agreement - Walden Industrial Park.

- Walden Industrial
Park
- Humble Holdings
Corp.

Recommendation 2002-08

Bradley-Portelance: That the City of Greater Sudbury extend the
Option Agreement, dated July 31st, 2000, between the Regional
Municipality of Sudbury and Humble Holdings Corp; and

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

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

CARRIED

Item C-7 Report dated June 5th, 2002, was received from the General
Sale of Surplus Manager, Corporate Services regarding the City sale of Surplus
Lands, Niemi Road, Lands - Niemi Road, Walden.

Walden,
- Cornerstone
Community Church

Cont'd.....

ROUTINE MANAGEMENT REPORTS (Contd.)

Item C-8
against
Lands - 84B
Balsam Street,
- Dave Norman
(cont'd)

That the proceeds from the sale of this property be credited
tax write offs.

CARRIED

Item C-9
Private Mausoleum
Development

Report dated May 15th, 2002, was received from the General
Manager, Citizen and Leisure Services regarding Private
Mausoleum Development.

at

A copy of Misc. Plan 873 showing subdivision of mausoleum plots
the Lasalle Cemetery was distributed to Committee Members at
the meeting.

Recommendation 2002-11

Bradley-Dupuis: That the City of Greater Sudbury approves the
construction of private mausoleums on the following lots, in
Section 5 of the Lasalle Cemetery (Miscellaneous Plans 873 and
864): Lots 101 - 116; Row 2, Lots 11 & 12; Row 4, Lots 16 & 17;
Row 5, Lots 16, 17 & 19; Row 6, Lots 16, 17 & 19; Row 7, Lots 16,
17 & 19; Row 8, Lots 16, 17 & 19; Row 9, Lots 16, 17 & 19; Row
10, Lots 16, 17, 19 & 20; Row 11, Lots 16 & 17; and

That these lots be the designated lots for the expansion of
cemetery
services through the construction of private mausoleums in the
Cemeteries in the former City of Sudbury; and

That a by-law be presented to Council for two readings and that
the necessary notices be undertaken; and

That if there are no objections, the said by-law be given third and
final reading at the conclusion of the notice period.

CARRIED

Item C-10
Ramsey Lake
Trust

Report dated June 4th, 2002 was received from the Director of
Planning Services and the General Manager, Economic
Development and Planning Services regarding the Ramsey Lake
Trust.

Cont'd.....

ROUTINE MANAGEMENT REPORTS (Contd.)

Item C-10
Ramsey Lake
Trust (cont'd)

Recommendation 2002-12

Bradley-Portelance: That Council endorse the efforts of the Lake Ramsey Advisory Panel to establish the Ramsey Lake Trust in accordance with the directions contained in the Ramsey Lake Community Improvement Plan.

CARRIED

CORRESPONDENCE FOR INFORMATION ONLY

Item C-11
Lake Ramsey
Advisory Panel

Report dated June 4th, 2002 was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding the Lake Ramsey Advisory Panel, was received for information.

Recess

The Committee recessed at 8:05 p.m. and reconvened at 8:10 p.m.

MANAGERS' REPORTS

Item C-4
Extension to
Conditional
Approval Granted
By Committee of
the Whole-Planning
Resolution
2001-142, Parcels
7545 and 30291,
Lots 8 and 9,
Concession 1,
Dowling Township
31, 2002. He
D. Dorland, agent
for G. and L.
Quenneville

Report dated June 3, 2002 was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding a three month extension to the conditional approval granted by Committee of the Whole - Planning Resolution 2001-142, with respect to the rezoning of Parcels 7545 and 30291, Lots 8 and 9, Concession 1, Dowling Township to permit a private camping ground on the Vermilion River - D. Dorland, agent for G. and L. Quenneville.

The Director of Planning Services advised that on October 9, 2001, the Committee of the Whole Planning approved this application subject to the applicant fulfilling four conditions by May 31, 2002. He

pointed out that he Planning Division did not recommend approval of this application. On May 24, 2002, a letter was received from Mr. Dorland asking for a three month extension to the conditional approval.

Cont'd.....

MANAGERS' REPORTS (Contd.)

Item C-4 The matter was placed on the first available Planning Committee
Extension to agenda. He advised that to his knowledge none of the four
 conditions
Conditional have been met or received by the Planning Services Division. He

Approval Granted indicated that the Committee could grant additional time to the
By Committee of applicant to clear the conditions. If the extension was not granted,
the Whole-Planning the Planning Division would close the file and the applicant would
Resolution need to reapply. The Committee noted that the cost for reapplying
2001-142, Parcels would be \$1,001.

7545 and 30291,
Lots 8 and 9,
Concession 1,
Dowling Township The Committee by two-thirds majority agreed to hear a delegation not
D. Dorland, agent on the agenda at this time.

Mrs.
for G. and L. Mr. Dave Dorland, agent for Mr. and Mrs. Quenneville, and Mr. and
Quenneville (cont'd) Mrs. Quenneville, the applicants, were present.

Mr. Dorland advised that perhaps they were a little overly optimistic in attempting to fulfill the conditions in six months. He pointed out that normally applicants are given two years to fulfill conditions. He outlined reasons why the conditions could not be met including the Health Unit not making site visits during the winter months, the consultant not completing an engineering study due to weather and soil conditions and due to scheduling problems he was unable to meet with NDCA. He advised that the Engineering Study has now been prepared and submitted along with the application for approval of the Site Plan Agreement. A copy of the Engineering Study and the site plan were distributed to Members of the Committee at the meeting. He did speak to the NDCA and they believe this matter can be placed on their June 19, 2002 agenda.

Mr. Sajatovic, NDCA, advised that two concerns have been identified by the Health Unit and that Mr. Dorland should immediately contact the Health Unit to obtain clarification on their concerns. The NDCA at their June 19th meeting will need to obtain the Health Unit's position and/or comments concerning this matter. He pointed out that in November of 2001, Mr. Dorland was provided with NDCA's meeting dates and was given plenty of lead time for the May NDCA meeting.

MANAGERS' REPORTS (Contd.)

Item C-4 Recommendation 2002-13
Extension to
Conditional Portelance-Dupuis: That the conditional approval granted under
Approval Granted Committee of the Whole - Planning resolution 2001-142, to permit a
By Committee of private campground on Parcels 7545 and 30291, Lots 8 and 9,
The Whole-Planning Concession 1, Township of Dowling, be extended for a period of
Resolution three
2001-142, Parcels months to August 31st, 2002.
7545 and 30291,
Lots 8 and 9,
Concession 1,
Dowling Township
D. Dorland, agent
for G. and L.
Quenneville (cont'd)

CARRIED

Adjournment Recommendation 2002-14

Portelance-Bradley: That we do now adjourn.
Time: 9:10 p.m.

CARRIED

DEPUTY CITY CLERK

CHAIR DAVE KILGOUR