

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

**Council Chambers
Tom Davies Square**

**Tuesday, March 19th, 2002
Commencement: 7:30 p.m.
Adjournment: 8:50 p.m.**

COUNCILLOR DAVE KILGOUR PRESIDING

Present Councillors Bradley, Callaghan, Craig, Davey, Dupuis, Lalonde,
McIntaggart, Petryna, Portelance

Staff J. Rule, Chief Administrative Officer; D. Nadorozny, General
Manager of Economic Development and Planning Services;
B. Lautenbach, Director of Planning Services; A. Potvin, Manager
of Development Services; L. Moulaison, Planning Technician;
Rob Skelly, Manager of Tourism, Programs and Partnerships;
Ian Wood, Coordinator of Convention Services; Danielle Braney,
Property Negotiator/Appraiser; A. Haché, Deputy City Clerk;
Kathie Bowschar, Planning Committee Secretary

Media The Box; MCTV; The Sudbury Star

Declarations of
Pecuniary Interest None declared.

DELEGATION

City of Greater
Sudbury
Promotional Video The General Manager of Economic Development and Planning
Services indicated he was pleased to present the new City of
Greater Sudbury Promotional Video. He pointed out that the new
video has already been used for physician recruitment, industrial
development, student exchange and he welcomes any opportunity
to get the word out regarding Sudbury. The video has been entirely
developed in digital format and therefore items can be easily added
or deleted at any time. It is available in English and French and will
be available on the Internet. Copies of the video will be available to
Members of the Committee on DVD by May 1, 2002.

DELEGATIONS (Contd.)

City of Greater Sudbury Promotional Video (cont'd) _____ The Committee viewed the new promotional video in English and French. Committee Members suggested locations where the video could be available, as well as individuals to whom the video should be forwarded.

The Committee noted that six citizens of Greater Sudbury, representing areas ranging from business to education to new citizen, participated in the video. Councillor Kilgour, Chair of the Committee, presented Mr. Jean Jacques Paquette, who was in attendance and who is one of six citizens that participated in the video, with a token of appreciation for his input in the presentation.

Mr. Paquette addressed the Committee and indicated he enjoyed the idea that local people could participate and take some initiative in selling our City.

PUBLIC HEARINGS

REZONING APPLICATION TO ADD ONE DWELLING UNIT AND A BED AND BREAKFAST WITH A TOTAL OF 10 ROOMS FOR RENT TO THE LIST OF USES ALREADY PERMITTED UNDER THE "RURAL SPECIAL" ZONING AT 475 GUENETTE DRIVE, HANMER - 676455 ONTARIO LIMITED (RICHARD DOYON)

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

Report dated March 11, 2002 was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding an application to add one dwelling unit and a bed and breakfast with a total of 10 rooms for rent to the list of uses already permitted under the "Rural Special" zoning at 475 Guenette Drive, Hanmer - 676455 Ontario Limited (Richard Doyon).

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

Mrs. Nicole Doyon and Mr. Rick Doyon were present. They expressed concern as the proposed recommendation permits **either** a bed and breakfast **or** a heating, air conditioning or ventilation contractor business. They stated that they require the equity and income from both uses in order to make this project viable. They pointed out that they are very community oriented, but to give up their bread and butter (ventilation business) to service the community with a bed and breakfast, did not make any sense. They indicated that the building had more than enough square footage to accommodate both uses.

PUBLIC HEARINGS (Contd.)

REZONING APPLICATION TO ADD ONE DWELLING UNIT AND A BED AND BREAKFAST WITH A TOTAL OF 10 ROOMS FOR RENT TO THE LIST OF USES ALREADY PERMITTED UNDER THE “RURAL SPECIAL” ZONING AT 475 GUENETTE DRIVE, HANMER - 676455 ONTARIO LIMITED (RICHARD DOYON)

The Manager of Development Services indicated that there was discussion between the applicants and staff regarding this matter and that Planning staff were under the impression that both uses would not be operating simultaneously. He noted that a conversion of the building to a bed and breakfast would require a building permit. He indicated that the Planning Division would impose no additional conditions to the rezoning of the property if both uses were permitted, as during the building permit stage, building code requirements such as fire separation features, sound barriers, etc. would need to be met by the applicants.

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.

The Committee agreed to a friendly amendment to the motion in order to permit both uses.

2002-45 Davey-Dupuis: That the application by 676455 Ontario Limited (Richard Doyon) to amend By-law 83-300 being the Zoning By-law for the former Town of Valley East by changing the zoning classification of Parcel 35305, Lot 11, Concession 1, Capreol Township from “RU-10”, Rural Special to a revised “RU-Special”, Rural Special be approved subject to the following:

- a) That the amending by-law eliminate “the manufacturing and wholesaling of fishing tackle; the assembly, repair and warehousing of furniture; and storage” from the list of permitted uses.
- b) That in addition to uses permitted in a Rural Zone (which includes a fish hatchery), permitted uses shall be:
 - i) one dwelling unit;
 - ii) a heating, air conditioning and ventilation contractor business, including the assembly of solar panels, ducts and related components; and a bed and breakfast with a maximum of 10 rooms to rent;
 - iii) uses accessory to the fish hatchery which among other uses may include a fishing supplies retail store, a restaurant, a commercial recreation centre and an office.

PUBLIC HEARINGS (Contd.)

REZONING APPLICATION TO ADD ONE DWELLING UNIT AND A BED AND BREAKFAST WITH A TOTAL OF 10 ROOMS FOR RENT TO THE LIST OF USES ALREADY PERMITTED UNDER THE "RURAL SPECIAL" ZONING AT 475 GUENETTE DRIVE, HANMER - 676455 ONTARIO LIMITED (RICHARD DOYON)

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

CARRIED

REZONING APPLICATION TO CONTINUE TO USE A THIRD DWELLING UNIT WITHIN AN EXISTING DUPLEX DWELLING AS A TEMPORARY USE, LINA STREET, VAL CARON - NORMAND AND NICOLE DENIS

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

Report dated March 8, 2002 was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding a rezoning application in order to continue to use a third dwelling unit within an existing duplex dwelling as a temporary use, Lina Street, Val Caron - Normand and Nicole Denis.

Mr. Normand Denis, applicant and his daughter, Ms. Debbie Denis were present.

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

Ms. Denis pointed out that she would like approval of the third dwelling unit for an additional three years, however, expressed concern regarding the cost of reapplying every three years. She indicated that three years ago, they were told there would be no cost if they re-applied for a temporary use three years later. She was charged \$676 and questioned if that is what she would have to pay every time she applied for this temporary use.

The Manager of Planning Services indicated there was a fee of \$676, which is the standard application fee for a temporary use. He could not say whether three years ago, the applicant was told there would be no cost when she reapplied. He informed the Committee that the cost to mail and advertise this application was \$126. The Committee noted that if the applicant wanted a permanent use, another public hearing was required and the new application would need to be recirculated. He advised that the cost to rezone the property to "R3" would be \$1535 plus the notice fee.

PUBLIC HEARINGS (Contd.)

**REZONING APPLICATION TO CONTINUE TO USE A THIRD DWELLING UNIT
WITHIN AN EXISTING DUPLEX DWELLING AS A TEMPORARY USE, LINA
STREET, VAL CARON - NORMAND AND NICOLE DENIS**

Ms. Denis pointed out that they have received no complaints regarding this use over the last three years and has 20 letters from the neighbours in support of the use. Ms. Denis indicated that she would be willing to apply for a permanent use but asked whether it would be possible to deduct the \$676 she had already paid from the \$1535.

The Committee agreed to defer this matter in order that a public hearing could be held for a permanent rezoning of the property to "R3". Committee Members agreed to reduce the application fee of \$1535 by the \$676 plus \$126 notice fee. (The applicant would be charged \$985).

The Committee of the Whole - Planning resumed in order to discuss and vote on the following.

PART I - CONSENT AGENDA

The following resolution was presented to adopt Items C-1 to C-5 contained in the Consent Agenda:

2002-46 Davey-Dupuis: That Items C-1 to C-5 contained in the Consent Agenda, be adopted.

CARRIED

MINUTES

Item C-1 2002-47 Dupuis-Davey: That Report No. 2, Vegetation
Report No. 2 Enhancement Technical Advisory Committee Minutes of
VETAC Minutes February 6, 2002, be received.
February 6, 2002

CARRIED

Item C-2 2002-48 Davey-Bradley: That Report No. 3, (Special) Vegetation
Report No. 3 Enhancement Technical Advisory Committee Minutes of February
VETAC Minutes 22, 2002, be received.
February 22, 2002

CARRIED

ROUTINE MANAGEMENT REPORTS

Item C-3 Report dated March 13, 2002 was received from the Director of
Sale of Surplus Planning Services and the General Manager, Economic
Lands, Vallestream Development and Planning Services regarding sale of surplus
Drive, Sudbury lands, Vallestream Drive, Sudbury.

2002-49 Bradley-Davey: That the City of Greater Sudbury enter into an Agreement of Purchase and Sale with Marcel Legault Const. Ltd., for the property located at Vallestream Drive, Sudbury, being Lot 8 on Plan 53M-1254, Parcel 53M-1254-8 S.E.S. upon the terms and conditions outlined in the attached report;

AND THAT the Council of the City of Greater Sudbury pass the necessary by-laws;

AND THAT the Clerk and the Property Negotiator/Appraiser be authorized to execute all documents required to complete the transaction;

AND THAT proceeds from the sale of this property be directed to the Parks Reserve (Section 50) Reserve Fund, to be used for development/improvement of parklands in the same neighbourhood.

CARRIED

Item C-4 Report dated March 8, 2002 was received from the Director of
Extension of Draft Planning Services and the General Manager, Economic
Approval of Parcels Development and Planning Services regarding extension of draft
43309, 40240, approval of Parcels 43309, 40240, 28530 and Part of Parcel 1446,
28530 and Part of in Lots 7 and 8, Concession 1, Township of McKim - Moonglo
Parcel 1446, in Lots Subdivision Phase 2.
7 and 8, Concession
1, Township of

McKim - Moonglo 2002-50 Davey-Bradley: That upon payment of Council's
Subdivision Phase 2 processing fee of \$2,907.50 prior to the lapsing date, that the
conditions of draft approval for the plan of subdivision of Parcels
43309, 40240, 28530 and Part of Parcel 1446, in Lots 7 and 8,
Concession 1, Township of McKim, File #780-6/89019 be
amended by deleting Condition #23 and replacing it with the
following:

“23. That this draft approval shall lapse on March 9th, 2003.”

CARRIED

ROUTINE MANAGEMENT REPORTS (Contd.)

Item C-5
Declaration of
Surplus Land,
Niemi Road, Lively

Report dated March 13, 2002 was received from the General Manager of Corporate Services regarding declaration of surplus land, Niemi Road, Lively.

2002-51 Bradley-Davey: That the property located on Niemi Road, Lively and legally described as Parcel 28805 S.W.S., Part of Lot 7, Concession 5, designated as Part 3 on Reference Plan 53R-8177, be declared surplus to the City's needs and sold pursuant to the procedures governing the disposal of Real Property.

AND THAT the proceeds from the sale of this property be credited against tax write offs.

CARRIED

Adjournment

2002-52 Bradley-Davey: That we do now adjourn.
Time: 8:50 p.m.

CARRIED

DEPUTY CITY CLERK

CHAIR DAVE KILGOUR