

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

**Council Chambers
Tom Davies Square**

**Tuesday, November 12, 2002
Commencement: 7:00 p.m.
Adjournment: 10.08**

p.m.

COUNCILLOR DAVE KILGOUR PRESIDING

Present Bradley, Dupuis, McIntaggart, Portelance

Staff B. Lautenbach, Director of Planning Services; A. Potvin, Manager of Development Services; A. Haché, Deputy City Clerk; L. Moulaison, Technician, Planning and Development; G. Ward, Council Secretary

News Media MCTV, Northern Life

Declarations of Pecuniary Interest None declared.

HEARING

Appeal of Decision Taxi-Cab Driver's Douglas Wallace Vancoughnett UNDER CITY OF SUDBURY MUNICIPAL CODE, ARTICLE 20 TAXI-CAB DRIVER'S LICENSE QUALIFICATIONS

Appeal of Decision **not** to issue a Taxi-Cab Driver's Licence - Douglas Wallace Vancoughnett.

(CORRESPONDENCE REGARDING THIS MATTER WAS CIRCULATED UNDER SEPARATE COVER TO PLANNING COMMITTEE MEMBERS ONLY)

The Committee was advised that Mr. Douglas Wallace Vancoughnett was unable to attend the meeting due to illness. At the request of the applicant, the hearing regarding this matter was deferred. The applicant is to notify the City Clerk's Office when he would like to proceed with the hearing.

DELEGATION

Website - Zoning By-laws

Art Potvin, Manager of Development Services addressed the Committee regarding the latest initiative of the Planning Section as it relates to the Planning website - www.planningsudbury.com. He advised that a considerable amount of staff time is spent in providing information to the public regarding zoning by-laws and maps. So far this year, the Planning Section has sold 60 copies of the zoning by-laws and 30 copies of the maps. He pointed out that it has always been a challenge to have by-laws up-to-date and current and there is a constant stream of paper being distributed. He advised that the zoning by-laws and maps are now available on the website and will be the most current version of the documents. It is expected that this initiative will save 50% in the volume of paper used to photocopy these documents and eventually 90% of the hard copies will be eliminated. He demonstrated to the Committee how to access the by-laws and maps on the website.

PUBLIC HEARINGS

REZONING APPLICATION WHICH WILL ALLOW CONSENT APPLICATIONS TO CREATE TWO NEW LOTS FOR SINGLE FAMILY RESIDENTIAL USE, NORMAN CRESCENT, VAL THERESE - 1232228 ONTARIO INC.

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

Report dated October 28, 2002, was received from the Director of Planning Services and the General Manager, Economic Development and Planning regarding a rezoning application which will allow consent application to create two new lots for single family residential use, Normand Crescent, Val Therese - 1232228 Ontario Inc.

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

PUBLIC HEARINGS

**REZONING APPLICATION WHICH WILL ALLOW CONSENT APPLICATIONS TO
CREATE TWO NEW LOTS FOR SINGLE FAMILY RESIDENTIAL USE, NORMAN
CRESCENT, VAL THERESE - 1232228 ONTARIO INC.**

John Robert, applicant, expressed concern regarding Conditions #2 and #4 to be imposed at the consent stage. Condition # 2 requires the developer to have a civil engineering consultant design a municipal servicing plan, a lot grading plan and drainage plan for the development to the requirements of the General Manager of Public Works and Condition #4 requires the developer to design and construct a paved cul-de-sac on Parts 7 to 11 inclusive, Plan 53R-16878 including required ditching and that the City of Greater Sudbury provide a 50% cost share for the work on the basis of a cost analysis and design approved by the General Manager of Public Works.

With respect to Condition #2, Mr. Robert indicated there has been a water drainage problem in the area for many years. He stated that the problem is not one which will be created because of two additional lots. He advised that he does mind hiring a consultant for the lot grading plan and municipal servicing plan but he does not feel it his responsibility to hire an consultant to do the drainage plan.

With respect to Condition #4, he pointed this property abuts the existing municipally owned turnaround. The City has been using the turnaround for 20 years. He advised the Committee that precedents have been set for other developments in the municipality whereby this condition was not imposed and he requested that his property be exempt from Condition #4. He indicated the City is the legal owner of the turnaround and he should not be required to hard surface the ditching and swales on Normand Street. He advised that he donated the land where the turnaround is located to the City of Valley East and by removing this condition the City would be honouring the commitment made to him by the City of Valley East when he dedicated the parcel of land for the turnaround.

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.

The following recommendation was presented:

PUBLIC HEARINGS

REZONING APPLICATION WHICH WILL ALLOW CONSENT APPLICATIONS TO CREATE TWO NEW LOTS FOR SINGLE FAMILY RESIDENTIAL USE, NORMAN CRESCENT, VAL THERESE - 1232228 ONTARIO INC.

Dupuis-Bradley: 1. That the application by 1232228 Ontario Inc. to amend By-law

83-300 being the Comprehensive Zoning By-law for the (former) City of Valley East from "A", Agricultural Reserve to "R1.D18", Single Residential with respect to those lands described as Part of Parcels 1032 and 53559 S.E.S. and Parts 7, 8, 9, 10 & 11, Plan 53R-16878 in Lot 7, Concession 1, Township of Hanmer, be recommended for approval subject to the following condition:

- a) That prior to the passage of an amending zoning by-law the proponent shall provide the Planning Services Division with a registered plan of survey which describes the lands to be rezoned.
2. That Consent Applications B0075/2002 and B0076/2002 be allowed to proceed through the consent process.

The following amendment to the motion was presented:

Recommendation 2002-77

Dupuis-Bradley: That the Consent Official be directed not to imposed Condition #4 as requested by the Public Works - Technical Services Section.

CONCURRING MEMBERS: Councillors Bradley, Dupuis, Portelance, Kilgour

NON CONCURRING MEMBER: Councillor McIntaggart

CARRIED

The main motion as amended was then presented:

Recommendation #2002-78

Dupuis- Bradley: 1. That the application by 1232228 Ontario Inc. to amend By-law
83-300 being the Comprehensive Zoning By-law for the (former) City of Valley
East
from "A", Agricultural Reserve to "R1.D18", Single Residential with respect to
those

& lands described as Part of Parcels 1032 and 53559 S.E.S. and Parts 7, 8, 9, 10
& 11, Plan 53R-16878 in Lot 7, Concession 1, Township of Hanmer, be recommended for approval subject to the following condition:

PUBLIC HEARINGS

REZONING APPLICATION WHICH WILL ALLOW CONSENT APPLICATIONS TO CREATE TWO NEW LOTS FOR SINGLE FAMILY RESIDENTIAL USE, NORMAN CRESCENT, VAL THERESE - 1232228 ONTARIO INC.

Recommendation #2002-78 (Cont'd)

- a) That prior to the passage of an amending zoning by-law the proponent shall provide the Planning Services Division with a registered plan of survey which describes the lands to be rezoned.
2. That Consent Applications B0075/2002 and B0076/2002 be allowed to proceed through the consent process.

That the Consent Official be directed not to imposed Condition #4 as requested by the Public Works - Technical Services Section.

CONCURRING MEMBERS: Councillors Bradley, Dupuis, Portelance, Kilgour

NON CONCURRING MEMBER: Councillor McIntaggart

CARRIED

The following motion, not on the agenda was presented:

Recommendation #2002-79

Dupuis-Bradley: That Public Works staff be requested to prepare a report regarding the standards for turnarounds.

CARRIED

Recess

The Committee recessed at 9:10 p.m. and reconvened at 9:15 p.m.

PUBLIC HEARINGS

APPLICATION FOR A SITE SPECIFIC OFFICIAL PLAN AMENDMENT IN THE 'AGRICULTURAL RESERVE" TO PERMIT ONE ACRE SEVERANCES FOR SINGLE FAMILY RESIDENTIAL USE - 1799 KENNETH DRIVE, VAL THERESE - H. & L. QUESNEL

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

Report dated October 31, 2002, was received from the Director of Planning Services and the General Manager, Economic Development and Planning regarding an application for a site specific Official Plan amendment in the "Agricultural Reserve" to permit one acre severances for single residential use, 1799 Kenneth Drive, Val Therese - H. & L. Quesnel.

The Director of Planning Services outlined the application to the Committee. He advised that Planning Staff is recommending that the application be denied. He pointed out that both the Agricultural Reserve Policies and the Regional Official Plan permit severances provided the application meets minimum requirements or criteria. This application does not meet the minimum requirements under these policies. He advised that staff would not be opposed to a granny flat being permitted on the subject property.

Marty Kivistik, agent for the applicant; Helen Quesnel and Leopold Quesnel were present. Mr. Kivistik outlined the rationale why application should be approved. He pointed out that the Official Plan was approved in 1978 as it pertains to the agricultural reserve and those policies have not been reviewed since that time. He stated that the Official Plan should be reviewed every five years. The purpose of the agricultural polices is to preserve agricultural lands. The subject property is of insufficient size for economic cultivation and of insufficient depth to meet any separation requirements for more intensive agricultural purposes. He stated that this is an isolated parcel that can't be used for agriculture. He stated that this application would not set a precedent as it is similar to two Official Plan amendments approved by the Committee in August of this year. He advised that the applicants are aging and have health problems. They intend to provide a lot for their daughter to live next door in order that she can provide the assistance they require. He indicated that a granny flat is not a viable option as it would leave restrictions on the property should they no longer occupy the land. He advised the

Committee that if the two severances are permitted the other lot may go to the applicants' son.

No objectors were present.

PUBLIC HEARINGS

APPLICATION FOR A SITE SPECIFIC OFFICIAL PLAN AMENDMENT IN THE 'AGRICULTURAL RESERVE' TO PERMIT ONE ACRE SEVERANCES FOR SINGLE FAMILY RESIDENTIAL USE - 1799 KENNETH DRIVE, VAL THERESE - H. & L. QUESNEL

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

Recommendation #2002-80

Bradley-Dupuis: That the application by H. & L. Quesnel for a site specific amendment to the "Agricultural Reserve" policies of the Valley East Secondary Plan to permit severances with a minimum area of one acre and a minimum public road frontage of 197 feet for residential use on Parcel 17991 in Lot 7, Concession 2, Hanmer Township be approved.

CONCURRING MEMBERS: Councillors Bradley, Dupuis, McIntaggart, Portelance, Kilgour

CARRIED

PART I - CONSENT AGENDA

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

Recommendation 2002-81

Dupuis-Bradley: That Items C-1 to C-3 contained in the Consent Agenda, be adopted.

CARRIED

ROUTINE MANAGEMENT REPORTS

Item C-1
Subdivision
Referral Request
Consent Application
B0082/2002
Aulis & Shirley
Kangas
Treeview Drive
Sudbury

Report dated October 28, 2002 was received from the General Manager, Economic Development and Planning Services regarding subdivision referral request for Consent Application B0082/2002, Aulis and Shirley Kangas, Treeview Drive, Sudbury.

Recommendation 2002-82

Bradley-Dupuis: That Consent Application B0082/2002 with respect to Parcels 2967 and 10927 S.E.S. in Lots 7 and 8, Concession 5, Township of Broder be permitted to proceed by way of the consent process.

CARRIED

Item C-2
Lease of Space
Police Satellite
Office, 720 Bruce St.
Sudbury

Report dated November 5, 2002 was received from the General Manager, Corporate Services regarding lease of space for police satellite office, 720 Bruce Street, Sudbury.

Recommendation 2002-83

Dupuis-Bradley: THAT the City of Greater Sudbury enter into a lease agreement with Greater Sudbury Housing Corporation for the premises at 720 Bruce Street, Sudbury, under the terms and conditions outlined in the attached report;

THAT the Council of the City of Greater Sudbury pass the necessary 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, Société
Alzheimer Society
Sudbury-Manitoulin
Lease Agreement

Report dated November 4, 2002 was received from the General Manager, Corporate Services regarding Société Alzheimer Society Sudbury-Manitoulin, Lease Agreement.

ROUTINE MANAGEMENT REPORTS

Item C-3, Société Alzheimer Society Sudbury-Manitoulin
Lease Agreement Recommendation 2002-84
Dupuis-Bradley: That the City of Greater Sudbury enter into a lease agreement with the Société Alzheimer Society Sudbury-Manitoulin for a Port-a-Room building on lands located at 960 Notre Dame Avenue, Sudbury under the terms and conditions outlined in the attached report; and

That the City of Greater Sudbury enter into a lease agreement with the Society for space within the building at Pioneer Manor under the terms and conditions outlined in the attached report; and

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

CARRIED

Proceed Past 10 p.m. Recommendation 2002-85
Portelance-McIntaggart: That we proceed past the hour of 10 p.m.

CARRIED

MANAGERS' REPORTS

Item R-1
New Official Plan Report dated October 2nd, 2002 was received from the General Manager, Public Works, regarding new Official Plan for information only.

Recommendation 2002-86

Dupuis-Bradley: That the City of Greater Sudbury proceed with the development of the new Official Plan according to the principles and process outlined in the staff report of November 1, 2002.

CARRIED

Adjournment Recommendation 2002-87

Bradley-Dupuis: That we do now adjourn.
Time: 10:08 p.m.

CARRIED

DEPUTY CITY CLERK

CHAIR DAVE KILGOUR