

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

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

**Tuesday, September 10<sup>th</sup>, 2002  
Commencement: 7:00 p.m.  
Adjournment: 8:00**

**p.m.**

**COUNCILLOR DAVE KILGOUR PRESIDING**

Present                      Bradley, Dupuis, McIntaggart, Portelance

Councillor Courtemanche

Staff                              B. Lautenbach, Director of Planning Services; A. Potvin, Manager  
of Development Services; D. Braney, Property  
Negotiator/Appraiser;

Deputy                              R. Norton, Acting Director of Engineering Services; A. Haché,  
City Clerk; K. Bowschar-Lische, Planning Committee Secretary

Declarations of  
Pecuniary Interest              None declared.

**PUBLIC HEARINGS**

**REZONING APPLICATION IN ORDER TO PERMIT THE CONSTRUCTION OF A  
SENIORS' GUEST ROOM ACCOMMODATION AT 210 LLOYD STREET, SUDBURY  
- CITY OF GREATER SUDBURY (UKRAINIAN SENIOR CITIZENS CLUB OF  
SUDBURY INC.)**

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

Report dated August 30<sup>th</sup>, 2002, was received from the Director of Planning  
Services and the General Manager, Economic Development and Planning  
Services  
regarding an application for rezoning by the City of Greater Sudbury (Ukrainian  
Senior Citizens Club of Sudbury Inc.) to permit the construction of a seniors'  
guest room accommodation at 210 Lloyd Street, Sudbury.

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

**PUBLIC HEARINGS (Contd.)**

**REZONING APPLICATION IN ORDER TO PERMIT THE CONSTRUCTION OF A SENIORS' GUEST ROOM ACCOMMODATION AT 210 LLOYD STREET, SUDBURY - CITY OF GREATER SUDBURY (UKRAINIAN SENIOR CITIZENS CLUB OF SUDBURY INC.) (Cont'd)**

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Mr. Boris Fesyk, Weaver, Simmons, legal counsel for the applicant, was present. He indicated that this building will form an integral component of the Ukrainian Seniors Complex. It will add to the common facilities and accommodations for seniors. He stated that they appreciate the City's efforts to make this property available to them.

Councillor Courtemanche, Ward Councillor, said that most Committee Members recall when the Ukrainian Seniors Club first came to Council regarding the "Old Day Care Centre" property. He has recently had a tour of the facility and was impressed. He pointed out that they have raised the majority of the funds required. He noted that Council has supported them in the past and recommends support again for this application.

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 2002-55**

That the application by the City of Greater Sudbury (Ukrainian Senior Citizens Club of Sudbury 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-Special", Special Established Residential with respect to those lands described as P.I.N. 02132-1153 being Parts 1, 2, 3, 5, & 6, Plan 53R-16147 in Lot 5, Concession 4, Township of McKim, be approved subject to the following conditions:

1. The amending zoning by-law specify that a residential building containing a maximum of 12 guest rooms designed for seniors or residents thereof, who require homecare, personal support services and/or nursing assistance, as well as common kitchen and eating facilities, shall be permitted.

2. That the amending zoning by-law specify parking for seniors' guest room accommodations shall be provided at a ratio of 0.5 parking spaces per guest room.

...Cont'd

**PUBLIC HEARINGS (Contd.)**

**REZONING APPLICATION IN ORDER TO PERMIT THE CONSTRUCTION OF A SENIORS' GUEST ROOM ACCOMMODATION AT 210 LLOYD STREET, SUDBURY - CITY OF GREATER SUDBURY (UKRAINIAN SENIOR CITIZENS CLUB OF SUDBURY INC.) (Cont'd)**

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Recommendation 2002-55 (cont'd)

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

**CARRIED**

**APPLICATION FOR A TEMPORARY BY-LAW TO PERMIT THE CONTINUATION OF A CLAY PIT ON THE WEST SIDE OF SANTALA ROAD, TOWNSHIP OF WATERS - CHARLES MORISSETTE**

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

Report dated August 21<sup>st</sup>, 2002, was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding an application by Charles Morissette for a temporary by-law to permit the continuation of a clay pit on the west side of Santala Road, Township of Waters.

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

No one was present representing the applicant.

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.**

...Cont'd

**PUBLIC HEARINGS (Contd.)**

**APPLICATION FOR A TEMPORARY BY-LAW TO PERMIT THE CONTINUATION OF A CLAY PIT ON THE WEST SIDE OF SANTALA ROAD, TOWNSHIP OF WATERS - CHARLES MORISSETTE (Cont'd)**

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Recommendation 2002-56

That the application by Charles Morissette to amend By-law 83-303 being the Zoning By-law for the former Town of Walden to permit a clay pit on an approximate 15 acre Part of Parcel 1344 in Lot 9, Concession 4, Township of Waters, be approved under the "Temporary Use" provisions of Section 39 of The Planning Act subject to the following:

1. That a clay pit be permitted as a temporary use for a maximum temporary period of three years;
2. That the clay pit be restricted to the south-half of the west-half of Parcel 1344;
3. That the Ministry of Natural Resources be requested to continue to restrict annual removals to a maximum of 20,000 tonnes.

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

**CARRIED**

**APPLICATION FOR REZONING TO ADD PROPERTY TO AN EXISTING COMMERCIAL PROPERTY TO PERMIT THE REDEVELOPMENT OF AN EXISTING GAS BAR, INCLUDING THE DEVELOPMENT OF AN ACCESSORY CONVENIENCE STORE AT 3163 HIGHWAY 69 NORTH, VAL CARON - RITA CERILLI**

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

Report dated August 30<sup>th</sup>, 2002, was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services

regarding an application for rezoning by Rita Cerilli to add to an existing commercial property to permit the redevelopment of an existing gas bar, including the development of an accessory convenience store at 3163 Highway 69 North, Val Caron.

...Cont'd

## **PUBLIC HEARINGS (Contd.)**

### **APPLICATION FOR REZONING TO ADD PROPERTY TO AN EXISTING COMMERCIAL PROPERTY TO PERMIT THE REDEVELOPMENT OF AN EXISTING GAS BAR, INCLUDING THE DEVELOPMENT OF AN ACCESSORY CONVENIENCE STORE AT 3163 HIGHWAY 69 NORTH, VAL CARON - RITA CERILLI (Cont'd)**

Lot The Director of Planning Services outlined the application to the Committee. He indicated that the Recommendation was revised to require that lands be consolidated at the site plan stage and to eliminate one of three access points if 16 is not developed as a service station.

she Mrs. Carolyn Piquette, agent for the applicant, was present. She indicated that she agrees with the revised staff recommendations. She stated that most of the drive-in traffic goes to the Dairy Queen and has a tendency to use the middle lane. She said that the middle entrance was designed to line-up with the drive-thru area to improve traffic flow. She indicated that it would be very difficult to change entrances even with the gas station they have in place right now.

Councillor Portelance, Ward Councillor, asked the applicant questions relating to the gas station and convenience store portion of the redevelopment.

Ms. Piquette explained that the existing gas station is quite small and does not attract residents to stop and get gas. The renewed service station will include a convenience store with fast food. They are working with the existing tenant, Pioneer, to relocate the gas bar. The Committee noted that the Pioneer Gas Bar would keep their existing underground tanks. She pointed out that the soils are always being tested as required by their lending institution.

Councillor Dupuis, Ward Councillor, stated that the centre entrance should not be eliminated because of the great amount of traffic especially in the summertime to the Dairy Queen location as people going through the drive-thru could be backed up onto the Highway. He also pointed out that whenever there is a gas delivery to the gas station it creates havoc with the tractor trailers blocking one entrance. He indicated that is why the former Council of Valley East requested deliveries be made at certain times of the day. He pointed out

that Pioneer always puts up excellent buildings which make for a more pleasant surrounding in the area. He also indicated that there have never been any complaints about the Dairy Queen and the gas bar. He supports the application.

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**PUBLIC HEARINGS (Contd.)**

**APPLICATION FOR REZONING TO ADD PROPERTY KNOWN TO AN EXISTING COMMERCIAL PROPERTY TO PERMIT THE REDEVELOPMENT OF AN EXISTING GAS BAR, INCLUDING THE DEVELOPMENT OF AN ACCESSORY CONVENIENCE STORE AT 3163 HIGHWAY 69 NORTH, VAL CARON - RITA CERILLI (Cont'd)**

Recommendation 2002-57

That the application by Rita Cerilli 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 27416, being Lot 16, Plan M-257 in Lot 7, Concession 6, Blezard Township, from "R1.D18", Single Residential to "C2", General Commercial be approved subject to the following:

1. That prior to the issuance of a building permit the owner shall enter into a revised Site Plan Control Agreement covering Lots 13, 14, 15 and 16, Plan M-257, which among other matters, shall contain provisions for the following:
  - a) The installation of a sanitary sewer maintenance access structure to the satisfaction of the General Manager of Public Works;
  - b) The consolidation of the subject property with abutting Lots 13, 14 and 15, Plan M-257; and
  - c) If Lot 16 is not re-developed for a service station, one of the three entrances proposed shall be eliminated, to the satisfaction of the General Manager of Public Works.

CONCURRING MEMBERS: Councillor Bradley; Dupuis; Kilgour; McIntaggart; Portelance

**CARRIED**

**PART I - CONSENT AGENDA**

The following recommendation was presented to adopt Items C-1 to C-8 contained in the Consent Agenda:

Recommendation 2002-58

Bradley-Dupuis: That Items C-1 to C-8 contained in the Consent Agenda, be adopted.

**CARRIED**

**ROUTINE MANAGEMENT REPORTS**

Item C-1 Report dated August 30<sup>th</sup>, 2002, was received from the General Extension of Draft Manager, Economic Development and Planning Services regarding Approval - Part of an extension to draft approval on part of Parcels 10126, 33014 and Parcels 10126, 45812; Remainder of Parcels 8195 and 13971; Parcels 47877 and 33014 & 45812; 49386 S.E.S., Lots 9 and 10, Concessions 3 and 4, Township of Remainder of Neelon, by Timestone Corporation - Lionsgate Subdivision. Parcels 8195 & 13971; Parcels 47877 & 49386 S.E.S., Twp. Neelon by Timestone Corp. Lionsgate Subdivision Recommendation 2002-59 Bradley-Dupuis: That upon payment of the processing fee of \$5,159.00 prior to the September 30<sup>th</sup>, 2002 lapsing date, the conditions of draft approval for the draft plan of subdivision of Part of Parcels 10126, 33014 and 45812; Remainder of Parcels 8195 and 13971; Parcels 47877 and 49386 S.E.S., Lots 9 and 10, Concession III and IV, Township of Neelon, City of Greater Sudbury, File #RP780-6/91001, be amended as follows:

a) By deleting Condition #23. and replacing it with the following:  
"23. That this draft approval shall lapse on September 30<sup>th</sup>, 2005."

b) By deleting Condition #13. and replacing it with the following:  
"13. That the subdivision agreement contain provisions

whereby

the owner agrees to construct left and right turn lanes for the Kingsway at Lionsgate Drive intersection and a traffic impact study be undertaken by the owner which outlines the remedial work, if any, required to address the impacts of the development on the surrounding roadways."

c) By adding the following conditions:

“24. Prior to the submission of servicing plans, the applicant/owner shall, to the satisfaction of the General Manager of Public Works, provide a soils report prepared by a geotechnical engineer licensed in the Province of Ontario. Said report shall, as a minimum, provide factual information on the soils and groundwater conditions within the proposed development. Also the report should include design information and recommended construction procedures for the following items: storm and sanitary sewers, watermains, roads, the mass infilling of land, surface drainage works including erosion control, slope stability (if applicable) and building foundations. The geotechnical information on building foundations shall be

to

the satisfaction of the Chief Building Official.

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### **ROUTINE MANAGEMENT REPORTS (Contd.)**

Item C-1  
Extension of Draft  
Approval - Part of  
Parcels 10126,  
33014 and 45812;  
Remainder of  
establish  
Parcels 8195 and  
13971; Parcels  
47877 and 49386  
S.E.S., Twp. Neelon  
by Timestone Corp.  
Lionsgate  
Subdivision (cont'd)

#### Recommendation 2002-59 (cont'd)

“25. Prior to the submission of servicing plans, the applicant/owner shall have a storm water management report and plan prepared by a consulting engineer with a valid certificate of authorization. Said report shall

how storm water will be managed within the subdivision development and assess the impact of storm water runoff from this developed subdivision on abutting lands, downstream water courses and area waterbodies to the satisfaction of the General Manager of Public Works. The report shall deal with the control of both, the 1:5 and Regional storm events, so as to limit the volume of flow leaving the site to pre-development levels. The Regional storm flow path is to be set out on the plan. The report

shall

set out any necessary improvements to downstream watercourses and define the cost of said works. The formula for cost sharing of any required downstream

works

will be established to the satisfaction of the General Manager of Public Works after study completion and prior to the signing of the final plans.”

**CARRIED**

Item C-2 Report dated August 27<sup>th</sup>, 2002 was received from the General

Andy's Leathercraft Ltd.  
- 3074 Hwy. 144  
Chelmsford

Manager, Public Works regarding Andy's Leathercraft Ltd.  
- 3074 Highway 144, Chelmsford

Recommendation 2002-60

Portelance-Dupuis: That the City of Greater Sudbury grant an easement or right-of-access across City property located at 3098 Highway 144, Chelmsford, to the owner of adjacent Parcel 7240 Sudbury West Section, subject to the owner meeting all conditions outlined in the Ministry of Transportation's letter dated August 16, 2002, and subject to the owner of adjacent Parcel 7240 Sudbury West Section paying all associated costs, and

a That the Property Negotiator/Appraiser be authorized to negotiate fair value for the proposed easement or right-of-access.

**CARRIED**

#### **ROUTINE MANAGEMENT REPORTS (Contd.)**

Item C-3  
Declaration of  
Surplus Property

Report dated August 22<sup>nd</sup>, 2002 was received from the General Manager, Corporate Services, regarding declaration of surplus property on Part of Parcel 27524 S.W.S. - Main Street, Chelmsford.

- Main Street,  
Chelmsford

Recommendation 2002-61

Portelance-Dupuis: That Part of Parcel 27524, Sudbury West Section lying east of Marion Street be declared surplus to the City's needs and sold in accordance with the procedures governing the disposal of Real Property.

**CARRIED**

Item C-4  
Declaration of  
Surplus Property

Report dated August 22<sup>nd</sup>, 2002 was received from the General Manager, Corporate Services regarding declaration of surplus property on Block B, Plan M-1014 - Chestnut Avenue, Sudbury.

- Chestnut Avenue,  
Sudbury

Recommendation 2002-62

Portelance-Dupuis: That Block B, Plan M-1014 be declared surplus to the City's needs and sold in accordance with the procedures governing the disposal of Real Property.

**CARRIED**

Item C-5  
Surplus School  
Board property

Report dated August 14<sup>th</sup>, 2002, was received from the General Manager, Corporate Services regarding surplus School Board property at 7 Margaret Street, Garson - Robert Jack Public School.

- 7 Margaret Street,  
Garson, Robert  
Jack Public School

Recommendation 2002-63

Portelance-Dupuis: That the Sudbury District School Board be advised that the City of Greater Sudbury is not interested in acquiring Robert Jack Public School.

**CARRIED**

**ROUTINE MANAGEMENT REPORTS (Contd.)**

Item C-6  
Lease Agreement  
with 1468783

Report dated September 4<sup>th</sup>, 2002, was received from the General Manager, Corporate Services regarding a Lease Agreement with 1468783 Ontario Inc. carrying on business as Canadian Drilling and

Ontario Inc.  
- Trillium Centre,  
Azilda

Training Services - Trillium Centre, Azilda.

Recommendation 2002-64

Portelance-Dupuis: That the City of Greater Sudbury enter into a lease agreement with 1468783 Ontario Inc. carrying on business as Canadian Drilling and Training Services for 2,160 square feet of indoor space in the Trillium Centre at 239 Montée Principale, Azilda, subject to the terms and conditions contained in the report dated September 4<sup>th</sup>, 2002; and

necessary

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

authorized

That the Property Negotiator/Appraiser and the Clerk be

to execute the required documents.

**CARRIED**

Item C-7  
Lease Agreement  
with Ontario  
National Training  
Centre - Trillium  
Centre, Azilda

Report dated September 4<sup>th</sup>, 2002 from the General Manager, Corporate Services regarding a Lease Agreement with the Ontario National Training Centre - Trillium Centre, Azilda.

Recommendation 2002-65

Bradley-Portelance: That the City of Greater Sudbury enter into a lease agreement with the Ontario National Training Centre for 3,645 square feet of indoor space in the Trillium Centre at 239 Montée Principale, Azilda, subject to the terms and conditions contained in the report dated September 4<sup>th</sup>, 2002; and

necessary

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

authorized

That the Property Negotiator/Appraiser and the Clerk be  
to execute the required documents;

**CARRIED**

**ROUTINE MANAGEMENT REPORTS (Contd.)**

Item C-8  
Lease Agreement  
with Sudbury-  
Manitoulin  
Children's  
Foundation - Trillium  
Centre, Azilda

Report dated September 4<sup>th</sup>, 2002 from the General Manager, Corporate Services regarding a Lease Agreement with the Sudbury-  
Manitoulin Children's Foundation - Trillium Centre, Azilda.

Recommendation 2002-66

Portelance-Bradley: That the City of Greater Sudbury enter into a lease agreement with the Sudbury - Manitoulin Children's Foundation for 368 square feet of indoor space in the Trillium Centre at 239 Montée Principale, Azilda, subject to the terms and conditions contained in the report dated September 4<sup>th</sup>, 2002; and

necessary

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

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

**CARRIED**

Next Meeting The Director of Planning Services advised that the next Planning  
Committee Meeting scheduled for Tuesday, September 24, 2002,  
has been cancelled.

Adjournment Recommendation 2002-67  
Portelance-Bradley: That we do now adjourn.  
Time: 8:00 p.m.

**CARRIED**

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DEPUTY CITY CLERK

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CHAIR DAVE KILGOUR