

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

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

**Tuesday, October 9, 2001
Commencement: 7:00 p.m.
Adjournment: 11:20 p.m.**

ACTING DEPUTY MAYOR PETRYNA PRESIDING

Present Councillors Bradley, Callaghan, Craig, Davey, Dupuis, Gainer, Lalonde, McIntaggart, Portelance, Chair Kilgour

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; C. Hallsworth, General Manager of Citizen & Leisure Services; R. Swiddle, Director of Legal Services/City Solicitor; K. Forrester, Property Administrator; A. Haché, Deputy Clerk; S. Hotti, Planning Secretary

Declarations of Pecuniary Interest None declared.

"In-Camera" 2001-131 Callaghan-Dupuis: That we move "In-Camera" to deal with those matters which fall within Article 15.5 of the Procedural Rules.

CARRIED

Recess At 7:30 p.m., Committee of the Whole - Planning recessed.

Reconvene At 7:35 p.m., Committee of the Whole - Planning moved to the **Council Chambers** for the regular meeting.

CHAIR DAVE KILGOUR PRESIDING

Present Councillors Bradley, Callaghan, Craig, Davey, Dupuis, Gainer, Lalonde, McIntaggart, Petryna (D. 9:06), Portelance

Staff J. Rule, Chief Administrative Officer; D. Nadorozny, General Manager of Economic Development and Planning Services; B. Lautenbach, Director, Planning Services; C. Hallsworth, General Manager of Citizen & Leisure Services; A. Potvin, Manager of Development Services; R. Swiddle, Director of Legal Services/City Solicitor; D. Bélisle, General Manager of Public Works; G. Clausen, Director of Engineering Services; R. Norton, Co-Ordinator of Technical Services; H. Salter, Deputy City Solicitor; C. Gore, Manager of Community Development and Volunteerism; A. Bonnis, N.D.C.A.; L. Moulaison, Planning Technician; A. Haché, Deputy Clerk; S. Hotti, Planning Secretary

Cont'd...

Media The Box, MCTV, Northern Life

Declarations of Pecuniary Interest None declared.

MATTERS ARISING FROM THE “IN-CAMERA” SESSION

Rise and Report Acting Deputy Mayor Petryna reported that the Committee of the Whole - Planning had met to deal with a matter falling within Article 15.5 of the Procedural Rules and the following resolution had emanated therefrom:

2001-132 Dupuis-Callaghan: That the City of Greater Sudbury advise the Sudbury Catholic District School Board that it is not interested in acquiring the St. Kevin School property.

CARRIED

DELEGATION

Coniston Community Centre, 44 First Avenue, Coniston Report dated October 3, 2001 was received from the Director of Legal Services/City Solicitor and the General Manager of Corporate Services regarding Coniston Community Centre, 44 First Avenue, Coniston.

Mr. Fern Bidal, General Manager, Caisse Populaire Roussel de Coniston addressed the Committee stating that he is accompanied by Caisse Populaire Board Members, Ms. Andrée Lacroix, solicitor and their architect, Mr. Roch Belair.

Mr. Bidal explained that in 1978, many seniors were having to leave the community to live in senior apartments elsewhere because the service was not available in Coniston. As manager of the local Caisse Populaire, Mr. Bidal encouraged his board to address the lack of senior housing in Coniston. A private non profit corporation “La Ruche de Coniston” was formed. Six months later the former Town of Nickel Centre sold them property at 15 Balsam Street for \$2.00, on which a 24 - one bedroom apartment complex was constructed. This complex was opened in December 1980. He advised that after 21 years of operation, there has only been a one month vacancy in one apartment and they continue to have a long waiting list. This complex is within walking distance to all amenities. He also pointed out that approximately 60% of the population in Coniston are seniors.

He further explained that in 1998 they approached the former Town of Nickel Centre to purchase the old Coniston Community Centre building for \$2.00 in order that another seniors apartment complex could be built on this site.

DELEGATION (Cont'd.)

Coniston Community Centre, 44 First Avenue, Coniston
(Cont'd.)

This building is located one block from the existing seniors' complex and would contain a minimum of 14 - 2 bedroom units, a common room that would be available to community non-profit groups and an exercise that would be open to the public free of charge. He advised that in January 2001 a town hall meeting was held with 244 people in attendance to discuss the proposed seniors' complex and 95% of the people present were in favour of the project. He stated they have received letters of support from many community groups in Coniston.

In July 2000 the former Town of Nickel Centre Council supported the transfer of the Coniston Community Club to La Ruche de Coniston subject to Transition Board approval. They were told because of the election to wait for approval from the new City of Greater Sudbury Council. He advised that a new appraisal of the property was obtained and submitted to the City's Property Negotiator/Appraiser. He requested the Committee to approve the transfer of the property.

The following resolution was presented:

2001-133 Petryna-McIntaggart : That in accordance with Section 210.1 of the Municipal Act, the municipal property known as the Coniston Community Centre be sold to the non-profit corporation Centre Communautaire Residentiel de Coniston for the nominal consideration of \$2.00, and

That a Municipal Capital Facilities Agreement in a form satisfactory to the General Manager of Citizen and Leisure Services and the City Solicitor be executed with the Centre Communautaire Residentiel de Coniston to operate and manage a community recreation facility within the seniors housing complex to be constructed on the property, which shall be for the purposes of the municipality and for public use, and

That the portion of the property which is entirely occupied by the community recreation facility shall be exempt from taxation for municipal and school purposes and shall be exempt from the payment of any development charges which may be applicable at the time of building permit issuance. To the extent that the lands to be transferred to the Centre Communautaire Residentiel de Coniston is not used or occupied by the community recreation facility, that land is declared surplus to the needs of the municipality and the value of the disposition shall be a grant to the Centre Communautaire Residentiel de Coniston in accordance with Section 113 of the Municipal Act.

CARRIED

PUBLIC HEARING - DRAINAGE ACT

LAJOIE -CROSSMAN MUNICIPAL/AGRICULTURAL DRAIN

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

Report dated October 1, 2001 was received from the General Manager of Public Works regarding Lajoie-Crossman Municipal/Agricultural Drain.

Engineering Report dated August 20, 2001 from K. Smart Associates Limited, Consulting Engineers and Planners regarding the Lajoie-Crossman Drain, (Geographic Township of Balfour) City of Greater Sudbury was circulated to Committee Members under separate cover.

The General Manager of Public Works advised that in June 2001, the Council of the City of Greater Sudbury accepted a petition for a Municipal/Agricultural Drainage Works from property owners. City Council appointed the engineering firm of K. Smart Associates Limited as the Drainage Engineer for this project.

A meeting was held with the affected property owners where Mr. Smart outlined the proposed detailed - engineering design solution for the drainage problem. Input was received from the property owners for this consideration. An overview of the project construction cost and the anticipated assessment of cost for each property owner was also provided at the meeting.

He advised that in accordance with the procedures of the Drainage Act, it is appropriate to ask Council of the City of Greater Sudbury to pass the first and second reading of a by-law to proceed with the drainage project.

Following the Public Hearing and the first and second reading of the by-law, the affected property owners will be advised of the date of the Court of Revision. The Court of Revision is a hearing which affected property owners can attend to voice their concern with respect to the monetary assessment of the cost of the drain to their property. Once the Court of Revision is complete and all appeals have been addressed, the by-law can go to City Council for third and final reading.

Mr. Ken Smart, P. Eng, author of the Engineering Report for the Lajoie-Crossman Municipal Agricultural Drain addressed the Committee. He stated that in accordance with the Drainage Act there are basically three steps to complete the process: appoint an engineer, hold a Public Hearing and have a Court of Revision.

He explained the work recommended is to improve an existing ditch that commences along the south side of Bradley Road, angles through the Lajoie property on the north side of Bradley Road, then runs across the Montpellier property, and then carries across the Crossman property. The total estimated cost of the project is \$55,000. He pointed out any owner that has water within the watershed of the drainage is responsible for the cost of the drain. He stated it is his responsibility to determine what each property owner would be required to pay.

PUBLIC HEARING - DRAINAGE ACT (Cont'd.)

LAJOIE -CROSSMAN MUNICIPAL/AGRICULTURAL DRAIN (Cont'd.)

He advised that all affected property owners have been invited to the meeting and may participate in the discussion of the drain.

It was noted that no one in the audience addressed the Committee regarding the proposed Lajoie-Crossman Municipal/Agricultural Drain.

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 following resolution was presented:

2001-134 Petryna-Bradley: That the Committee of the Whole - Planning recommend to Council of the City of Greater Sudbury that first and second reading be given to By-law 2001-246 to provide for the Lajoie-Crossman drainage works in the City of Greater Sudbury.

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

CARRIED

PUBLIC HEARINGS - PLANNING ACT

Order of Business In accordance with the Procedure By-law the Committee agreed to hear Item #2 under Public Hearings at this time.

REZONING APPLICATION TO PERMIT A MACHINE SHOP AS AN ADDITIONAL LAND USE, 5280 MUNICIPAL ROAD #55, WHITEFISH - LEE-ANN AND TREVOR CYR

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

Report dated September 28, 2001 was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding a rezoning application to permit a machine shop as an additional land use at 5280 Municipal Road #55, Whitefish - Trevor and Lee-Ann Cyr.

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

Mrs. Cathi Schouten, agent representing Lee-Ann and Trevor Cyr and owner of Northern Metal Works and Mr. George Pearson, principle of Northern Metal Works were present.

Cont'd...

PUBLIC HEARINGS - PLANNING ACT (Cont'd.)

REZONING APPLICATION TO PERMIT A MACHINE SHOP AS AN ADDITIONAL LAND USE, 5280 MUNICIPAL ROAD #55, WHITEFISH - LEE-ANN AND TREVOR CYR (Cont'd.)

Mrs. Schouten advised that they were satisfied with the staff recommendation. She thanked the City's Economic Development Committee and everyone involved for their support.

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.

2001-135 McIntaggart-Dupuis: That the application by Lee-Ann and Trevor Cyr to amend By-law 83-303 being the Comprehensive Zoning By-law for the (former) Town of Walden from "M1-1", Special Mixed Light Industrial/Service Commercial to a *revised* "M1-Special", Special Mixed Light Industrial/Service Commercial with respect to those lands described as Part of Part 1, Plan SR-3794 being the Remainder of Parcel 21781 S.W.S., Lot 4, Concession 1, Township of Denison be approved.

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

CARRIED

APPLICATION TO MAINTAIN A SECOND DWELLING AS A TEMPORARY USE, 75 ARLINGTON DRIVE, DOWLING - YVAN GUINARD

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

Report dated October 1, 2001 was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding an application to maintain a second dwelling as a temporary use, 75 Arlington Drive, Dowling - Yvan Guinard.

The Director of Planning Services outlined the application to the Committee explaining that the applicant requests Council to pass a temporary use by-law to permit a second dwelling unit for a maximum three (3) year period.

He explained that the proposal does conflict with the intent of the flood proofing policies of the Onaping Falls Secondary Plan. The Nickel District Conservation Authority advises the building addition does not meet the flood proofing requirements of the Authority. He pointed out that as a result of an error in measuring, the patio doors on the building are too low in terms of flood proofing. He advised that the application is not recommended for approval and that flood proofing of the existing "granny flat" structure may not be an economically viable, or functionally practical consideration.

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PUBLIC HEARINGS - PLANNING ACT (Cont'd.)

**APPLICATION TO MAINTAIN A SECOND DWELLING AS A TEMPORARY USE, 75
ARLINGTON DRIVE, DOWLING - YVAN GUINARD (Cont'd.)**

He stated that should the Committee consider approving the application, the applicant be required to enter into an agreement with the City of Greater Sudbury to the satisfaction of the City Solicitor which acknowledges the status of this structure with respect to flood proofing, and which agreement would further relinquish the Municipality from any responsibilities and/or liabilities associated with said status. Further, the applicant should be required to enter in a "garden suite" agreement with the City of Greater Sudbury to the satisfaction of the City Solicitor and Director of Planning Services which among other matters specifies who shall occupy said dwelling, and how and when it shall be rendered a non-habitable structure when it has been determined that the existing occupant no longer requires said dwelling.

Mr. Yvan Guinard, applicant and Mrs. Louise Guinard, applicant's mother were present.

Mr. Guinard addressed the Committee explaining that he had intended to change the zoning from temporary use to permanent use because of costs to extend the temporary use every three years. When he submitted the rezoning application he was advised that he would have to provide verification that he had flood proofed the new addition. When measurements were taken it was realized that a mistake in measuring had been made and the patio doors on the building were approximately 12 inches below the flood proofing standards. He stated he is requesting approval of a temporary use by-law for three years and plans to flood proof the building by next spring. He also noted that once the building is flood proofed he would be seeking approval for a permanent use.

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 following resolution was presented:

Petryna-McIntaggart: That the application by Yvan Guinard, the owner of Parcel 20023 S.W.S. being Lot 25, Plan M-587 in Lot 3, Concession 4, Township of Dowling, City of Greater Sudbury, to permit a second dwelling unit on the subject property for a maximum temporary period of three years, pursuant to Section 39 of The Planning Act be approved subject to the following conditions:

1. That prior to the passage of an amending zoning by-law the applicant be required to enter into an agreement with the City of Greater Sudbury to the satisfaction of the City Solicitor which acknowledges the status of the "granny flat" structure with respect to flood proofing, and which agreement would further completely relinquish the municipality from any responsibilities and/or liabilities associated with said status.

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PUBLIC HEARINGS - PLANNING ACT (Cont'd.)

**APPLICATION TO MAINTAIN A SECOND DWELLING AS A TEMPORARY USE, 75
ARLINGTON DRIVE, DOWLING - YVAN GUINARD (Cont'd.)**

Resolution (Cont'd.)

2. Prior to the passage of an amending zoning by-law, the applicant shall be required to enter into a "garden suite" agreement with the City of Greater Sudbury to the satisfaction of the City Solicitor and Director of Planning Services which among other matters specifies who shall occupy the "granny flat" dwelling, and how and when it shall be rendered a non-habitable structure when it has been determined that the existing occupant no longer requires said dwelling.
3. That Conditions 1. and 2. noted above shall be satisfied before March 1st, 2002.

The following amendments to the above-noted resolution was presented:

2001-136 Davey-Petryna: That the first paragraph of the motion be amended by replacing the words "three years" with a "one year" and that the following condition be added:

That the applicant flood proof the granny flat structure within a 12 month period in accordance requirements of the N.D.C.A. and if the building is flood proofed the application is approved for an additional two years.

CONCURRING MEMBERS: Councillors Craig, Davey, Petryna, Portelance

NON-CONCURRING MEMBERS: Councillors Bradley, Callaghan, Dupuis, Gainer, Lalonde, McIntaggart, Kilgour

DEFEATED

2001-137 Lalonde-Gainer: That we waive 50% of the application fee.

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

NON-CONCURRING MEMBER: Councillor Davey

CARRIED

PUBLIC HEARINGS - PLANNING ACT (Cont'd.)

**APPLICATION TO MAINTAIN A SECOND DWELLING AS A TEMPORARY USE, 75
ARLINGTON DRIVE, DOWLING - YVAN GUINARD (Cont'd.)**

The main motion as amended was presented:

2001-138 Petryna-McIntaggart: That the application by Yvan Guinard, the owner of Parcel 20023 S.W.S. being Lot 25, Plan M-587 in Lot 3, Concession 4, Township of Dowling, City of Greater Sudbury, to permit a second dwelling unit on the subject property for a maximum temporary period of three years, pursuant to Section 39 of The Planning Act be approved subject to the following conditions:

1. That prior to the passage of an amending zoning by-law the applicant be required to enter into an agreement with the City of Greater Sudbury to the satisfaction of the City Solicitor which acknowledges the status of the "granny flat" structure with respect to flood proofing, and which agreement would further completely relinquish the municipality from any responsibilities and/or liabilities associated with said status.
2. Prior to the passage of an amending zoning by-law, the applicant shall be required to enter into a "garden suite" agreement with the City of Greater Sudbury to the satisfaction of the City Solicitor and Director of Planning Services which among other matters specifies who shall occupy the "granny flat" dwelling, and how and when it shall be rendered a non-habitable structure when it has been determined that the existing occupant no longer requires said dwelling.
3. That Conditions 1. and 2. noted above shall be satisfied before March 1st, 2002.

That we waive 50% of the application fee.

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

NON-CONCURRING MEMBER: Councillor Davey

CARRIED

Recess

The Committee recessed at 9:06 p.m. and reconvened at 9:15 p.m.

PUBLIC HEARINGS (Cont'd.)

REZONING APPLICATION TO PERMIT A PRIVATE CAMPING GROUND WITH A MAXIMUM OF 16 CAMPER TRAILER SITES ON PARCELS 7545 AND 30291, SOUTH SIDE OF NEW COBDEN ROAD, DOWLING TOWNSHIP - GILBERT AND LOUISE QUENNEVILLE (Cont'd.)

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

Report dated September 28, 2001 was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding a rezoning application to permit a private camping ground with a maximum of 16 camper trailer sites, south side of New Cobden Road, Dowling Township - Gilbert and Louise Quenneville.

Letter of objection was received from Mr. Denis Lambert, 3282 St. Laurent Street, Chelmsford regarding the above-noted application.

The Director of Planning Services outlined the application to the Committee. He explained that the application seeks Council's approval to legalize a private camping ground with up to 16 camper trailer sites on the subject property. Public Works has expressed safety concerns in allowing the proposal in a flood plain and environmental concerns with respect to providing private sewer systems in areas that will surcharge in the event of a flood. The Nickel District Conservation Authority opposes the rezoning for several reasons including danger to life and property, increased risk of shoreline erosion, potential water contamination from private sewage systems, increased burden on emergency services and downstream impacts on neighbouring properties. He pointed out that the entire property is located in the flood plain except the north east corner of the property. As well the subject property could be subject to 2 m (6.5 feet) of flood waters. He also noted that the By-law Enforcement Section has had a file on the property since August 2000 when the applicants were advised that their camping ground was contrary to the zoning by-law. The proposed rezoning does not constitute good land use planning and staff recommend that the proposal be denied.

Despite the strong recommendation to deny the proposal, he outlined the conditions that would be required to minimize the impacts of the proposal if it were approved.

Mr. Dave Dorland, agent and Louise and Gilbert Quenneville, applicants were present.

Mr. Dorland circulated material supporting the application to Members of the Committee at the meeting. The package contained a letter of explanation from Gilbert and Louise Quenneville, list of family members who have trailers on the subject property, photographs of the property, as well as the following letters of support:

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PUBLIC HEARINGS (Cont'd.)

REZONING APPLICATION TO PERMIT A PRIVATE CAMPING GROUND WITH A MAXIMUM OF 16 CAMPER TRAILER SITES ON PARCELS 7545 AND 30291, SOUTH SIDE OF NEW COBDEN ROAD, DOWLING TOWNSHIP - GILBERT AND LOUISE QUENNEVILLE (Cont'd.)

Letter of support dated October 8, 2001 from Claire and Roger Quenneville, Julie Meilleur and Anne Trottier.

Letter of support dated October 4, 2001 from Mrs. S. Mintenka, 729 New Cobden Road, Chelmsford.

Letter of support dated October 4, 2001 from J. Remmerswaal, 461 New Cobden Road, Chelmsford.

Letter of support dated October 4, 2001 from Charles and Anne Annett, 797 New Cobden Road, Chelmsford.

Letter of support dated October 2001 from Rene A. Poulin.

Mr. Dorland addressed the Committee stating that work has been done on the Stobie Dam. He stated the new design of the dam would have a positive impact on the water levels on the Vermilion River. He advised that they have not been able to receive confirmation from Domtar on this matter.

He explained the application is for approval of a family camp ground for 16 camp sites on 162 acres with 4,000 feet of water frontage.

With respect to the sewage generated on the site he stated their consultant has advised that because of the large size of the property a suitable disposal system can be installed and flood proofed.

With respect to the N.D.C.A.'s concerns he explained that the only fill to be imported would be some granular fill for a more reasonable road access. This would have no impact on the application. Shoreline erosion would be minimized by seeding and planting trees on the property. He pointed out that during the normal flood period the trailers would be moved to a safe storage area to minimize any damage due to flooding. He noted that the flood elevations in the area are a one in three hundred year occurrence.

He advised that the applicants are prepared to enter into a Site Plan Control agreement and meet all of the conditions outlined on page 41 of the staff report. As well, the Site Plan Control Agreement would relieve the City of Greater Sudbury and the N.D.C.A. of liability. He also noted that if required a fill study could be carried out and if necessary some topsoil removed to improve the access road. He requested the Committee to approve the application.

Cont'd...

PUBLIC HEARINGS (Cont'd.)

REZONING APPLICATION TO PERMIT A PRIVATE CAMPING GROUND WITH A MAXIMUM OF 16 CAMPER TRAILER SITES ON PARCELS 7545 AND 30291, SOUTH SIDE OF NEW COBDEN ROAD, DOWLING TOWNSHIP - GILBERT AND LOUISE QUENNEVILLE (Cont'd.)

Mr. Denis Lambert, 3282 St. Laurent Street, Chelmsford, addressed the Committee opposed to the application. He advised that he owns the land adjacent to Mr. Quenneville and has been there for ten years. He stated there have been floods with water well over the river bank. He also noted that the river has changed its direction and will eventually break through a small channel of land. He stated that people have been camping illegally on the subject property and most of the campers are not relatives. There is noise all the time generated from parties, generators, machinery and boats. He also noted shoreline erosion has taken place because the land was tilled to create beaches. He stated a commercial camp site is being created. He also pointed out that the applicants have located a camper bus in close proximity to his property. He stated that the occupant of the camper bus is not related and feels that the location of this camper is an invasion of his privacy. He requested the applicants to remove the camper bus. He stated that if the application is approved every property owner on the river should have the same right to develop their land. He advised that during the last flood there was a dock from Mr. Quenneville's property floating down the river with a boat tied to it. He circulated photographs of the site to Members of the Committee at the meeting.

Mr. and Mrs. Wayne Lamore, owners of the Vermillion River Campsite, addressed the Committee expressing concern on the negative effect the proposed campsite will have on their business. They advised they have 125 camp sites on 17 acres of land. They also pointed out that at times the water level has risen three to four feet.

Mr. Dorland advised that the Quenneville's campsite is for family members who want to enjoy this particular property. He stated that competition should not be a concern to Mr. and Mrs. Lamore.

After the
Hour of
10:00 p.m.

2001-139 Bradley-Callaghan: That we proceed after the hour of 10:00 p.m.

CARRIED

Mr. Gerry Berthelot, 2970 Bancroft Drive, Sudbury, addressed the Committee in support of the application. He stated he is a cousin of the Quenneville family and that a close relationship exists with their family. He explained that Gilbert and Louise Quenneville purchased the large piece of property to be used and enjoyed by family members. The property could never become a public campsite.

Mr. Robert Blais, 32 Albany Street, Sudbury addressed the Committee in support of the application. He stated that he has seen Mr. Lambert's property flooded when their property and the Quenneville property was dry. He also pointed out that the boat Mr. Lambert had seen floating down the river was his and not the Quennevilles.

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PUBLIC HEARINGS (Cont'd.)

REZONING APPLICATION TO PERMIT A PRIVATE CAMPING GROUND WITH A MAXIMUM OF 16 CAMPER TRAILER SITES ON PARCELS 7545 AND 30291, SOUTH SIDE OF NEW COBDEN ROAD, DOWLING TOWNSHIP - GILBERT AND LOUISE QUENNEVILLE (Cont'd.)

Mrs. Claire Quenneville, owner of Lot 9, Concession 6, property across from the applicants, addressed the Committee in support of the application. She pointed out that her property is in the flood plain and she received approval to build on the land. As well, two neighbours have also been approved for a building permit when their only access is through a flood plain area. She noted that she has been in the area since 1989 and has never seen a flood. She also stated that it had recently rained for seven consecutive days and the river level only rose a few feet.

She advised that the subject property is located up-stream from her land and she stated she has never been disturbed by noise or parties. The Quennevilles have improved and maintained the property. The shoreline changes have occurred naturally. She circulated photos of the shoreline that had been taken that day to Members of the Committee. She also confirmed that the campsite is used by family members.

Mrs. Diane Poulin, 176 St. Alphonse Street, Azilda addressed the Committee in support of the application. She advised that she is the Quenneville's sister-in-law. She thanked the Quennevilles for sharing their property with them and giving them healthier habits and strengthening family bonds.

Mr. Mike Karchie addressed the Committee in support of the application. He explained that he is the occupant of the bus site and has stayed at the site approximately three times this past summer. He advised that they respect the property. There is no littering on the property and it is well maintained.

Mr. Gerald Poulin addressed the Committee. He stated that he owns 25 acres of property to the east. He advised that he has no problem with the proposed application as long as Mr. Lambert and Mr. Quenneville are satisfied. He indicated that if Mr. Quenneville gave Mr. Lambert privacy there would be no quarrel.

Mrs. Louise Quenneville pointed out that her husband did not till the shoreline of the beaches. He was using a brush cutter that was approved by the Ministry of Natural Resources. She also stated that they do not charge anyone to stay on their property.

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PUBLIC HEARINGS (Cont'd.)

REZONING APPLICATION TO PERMIT A PRIVATE CAMPING GROUND WITH A MAXIMUM OF 16 CAMPER TRAILER SITES ON PARCELS 7545 AND 30291, SOUTH SIDE OF NEW COBDEN ROAD, DOWLING TOWNSHIP - GILBERT AND LOUISE QUENNEVILLE (Cont'd.)

Mr. Dorland addressed the Committee stating that the proposed Site Plan proposes a communal dock which should address Mr. Lambert's concern. He noted that photographs taken that day demonstrate there is not a significant amount of erosion. With respect to privacy he pointed out that the proposed Site Plan will require a setback from the shoreline which should address Mr. Lambert's concern.

He stated that either through a Site Plan Agreement or a Save Harmless Agreement with the City of Greater Sudbury the applicants and their families can enjoy the land. He stated they are willing to meet the conditions outlined in the staff report.

After the
Hour of
11:00 p.m.

2001-140 Bradley-Callaghan: That we proceed after the hour of 11:00 p.m.

CARRIED UNANIMOUSLY

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 following resolutions were presented:

2001-141 Bradley-McIntaggart: That the application by Gilbert and Louise Quenneville to amend By-law 83-300 being the Zoning By-law for the former Town of Onaping Falls by changing the zoning classification of Parcels 7545 and 30291 in Lots 8 and 9, Concession 1, Dowling Township from "A", Agricultural Reserve and "RU", Rural, as the case may be, to "RU-Special", Rural Special to permit a private camping ground be denied.

CONCURRING MEMBERS: Councillors Bradley, Craig, Davey

NON-CONCURRING MEMBERS: Councillors Callaghan, Dupuis, Gainer, Lalonde, McIntaggart, Portelance, Kilgour

DEFEATED

2001-142 Portelance-Lalonde: That the application by Gilbert and Louise Quenneville to amend By-law 83-300 being the Zoning By-law for the former Town of Onaping Falls by changing the zoning classification of Parcels 7545 and 30291 in Lots 8 and 9, Concession 1, Dowling Township from "A", Agricultural Reserve and "RU", Rural, as the case may be, to "RU-Special", Rural Special to permit a private camping ground be approved subject to the following:

Cont'd...

PUBLIC HEARINGS (Cont'd.)

REZONING APPLICATION TO PERMIT A PRIVATE CAMPING GROUND WITH A MAXIMUM OF 16 CAMPER TRAILER SITES ON PARCELS 7545 AND 30291, SOUTH SIDE OF NEW COBDEN ROAD, DOWLING TOWNSHIP - GILBERT AND LOUISE QUENNEVILLE (Cont'd.)

Resolution 2001-142 (Cont'd.)

1. That prior to the passing of an amending by-law the Development Services Section is to be advised by the Nickel District Conservation Authority that the applicants have provided them with a development plan which shows compliance with the N.D.C.A.'s regulations.
2. That prior to the passing of an amending by-law the applicants be required to enter into a Site Plan Control Agreement which among other matters shall address the protection of the shoreline, the provision of sanitary sewer and potable water facilities, the communal beach and communal dock, the removal of permanent structures, the access road, garbage storage and winter trailer storage.
3. That prior to the passing of an amending by-law the two parcels involved be consolidated to the satisfaction of the City Solicitor.
4. That the applicants engage the services of a qualified soils engineer to prepare an engineering study which verifies that a potable water supply and private sanitary sewer facilities, which meet Conservation Authority and Health Unit standards, can be provided for the camping ground and that the applicants agree to the satisfaction of the City Solicitor to provide such facilities.
5. That in addition to uses permitted in a "RU", Rural zone, one seasonal dwelling and a camping ground with a maximum of 16 camper trailer sites shall be permitted.
6. That the amending by-law shall prohibit other permanent buildings or structures other than communal docking facilities.
7. That the amending by-law require all camping sites to have a 12 m setback from the highwater mark of the river, such setback to be maintained as a natural state vegetation buffer.
8. That the amending by-law limit the operation of the camping ground to that period extending from May 15th to October 15th each year.
9. That conditional approval shall lapse on May 31, 2002 unless Council's conditions have been satisfied.

CONCURRING MEMBERS: Councillors Callaghan, Craig, Dupuis, Gainer, Lalonde, McIntaggart, Petryna, Portelance, Kilgour

NON-CONCURRING MEMBERS: Councillors Bradley, Davey

CARRIED

PART I CONSENT AGENDA

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

2001-143 Dupuis-McIntaggart: That Item C-1 contained in the Consent Agenda, be adopted.

CARRIED

MINUTES

Item C-1
V.E.T.A.C
Minutes of
Sept. 5/01

It was noted that on page M-1 of the VETAC Minutes in the third paragraph there was a typographical error and the date should read April 1, 2006 instead of April 2, 2001.

2001-144 Bradley-Dupuis: That Report #7, Vegetation Enhancement Technical Advisory Committee Minutes of September 5, 2001, be adopted as amended.

CARRIED

Adjournment 2001-145 Dupuis-Bradley: That we do now adjourn. TIME: 11:20 p.m.

CARRIED

DEPUTY CITY CLERK

CHAIR DAVE KILGOUR