

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

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

**Thursday, February 9th, 2006  
Commencement: 5:40 p.m.  
Adjournment: 7:55 p.m.**

**COUNCILLOR RON DUPUIS PRESIDING**

Present Councillors Berthiaume; Bradley; Caldarelli; Craig; Gasparini  
(D6:00pm); Kett (D7:03pm); Rivest

Staff M. Mieto, Chief Administrative Officer; D. Nadorozny, General  
Manager of Growth and Development; A. Stephen, General  
Manager of Infrastructure and Emergency Services; G. Clausen,  
Director of Engineering Services; B. Lautenbach, Director of  
Planning Services; P. Baskcomb, Manager of Community and  
Strategic Planning; S. Monet, Manager of Environmental Planning  
Initiatives; M. Simeoni, Senior Planner; T. C. Wu, Senior Planner;  
M. Manzon, Senior Planning Technician; K. Carre, Planning  
Cartographer Technician; A. Haché, City Clerk; E. Labelle, Clerk  
Designate; F. Bortolussi, Planning Committee Secretary

Declarations of  
Pecuniary Interest None declared

**PRESENTATIONS/DELEGATIONS**

City Official Plan  
Second Draft Report dated February 2nd, 2006 was received from the General  
Manager of Growth and Development regarding City Official Plan -  
Second Draft.

Paul Baskcomb indicated that the New Official Plan will provide a clear understanding of the vision, values and policies for the next 20 years. It would be easier to understand and consistent across the entire City. This second draft was revised based on input from the public, community organizations and staff. The comments of the Ministry of Municipal Affairs and Housing are expected next month. Twelve public information sessions were held and special presentations and consultations with stakeholder groups resulted in more than 75 written submissions being received. He indicated that each submission was reviewed by staff.

Mark Simeoni explained living areas, mixed use commercial areas and rural areas and stated that the criteria of land use designation will reduce the number of applications. He stated that many citizens spoke on the value of lakes and the second draft proposes a vegetative buffer. There are also many new policies regarding environmental protection.

Tin Chee Wu indicated many comments were received from the public regarding the agricultural reserve and outlined the three options. He continued with the transportation portion of the draft including the Barry Downe Extension which was brought up at the public input sessions. He indicated that pedestrian and bicycle facilities are mentioned in various parts of the plan. He further explained the infrastructure sewer and water capacities in light of the projected population growth.

Paul Baskcomb indicated that another important component of the new Official Plan is Urban Design which includes beautification and infrastructure improvements. He stated that the Community Improvements Plans are an effective tool for neighbourhood improvements. The Official Plan also includes programs to provide direction on the implementation of the Plan. He indicated that the new Official Plan must be consistent with the new Provincial Policy Statement which came into effect in March 2005.

Paul Baskcomb advised that the next steps are the public review of the second draft, review of input and the preparation of the final draft. In April will be a public hearing with a recommendation for adoption after which it will be submitted to the Ministry.

Recess At 6:25 p.m., the Committee of the Whole - Planning recessed.

Reconvene At 6:31 p.m., the Committee of the Whole - Planning reconvened.

## **DISCUSSION AND INPUT FROM MEMBERS OF COUNCIL**

Mark Simeoni advised that owners of rural properties would be allowed three severances providing they meet other criteria. He advised the province, from a service delivery perspective, wants people to live in urban areas.

Paul Baskcomb indicated that the Water Source Protection Plan is now underway by the Nickel District Conservation Authority. In the meantime, a Ground Water Study has been undertaken which

## **DISCUSSION AND INPUT FROM MEMBERS OF COUNCIL (cont'd)**

provided new information showing aquifer areas which provide water to wells and well head protection areas. As an interim measure, until the Water Source Protection Plan is completed, services in well head areas are not permitted.

With respect to top soil removal in the Agricultural Reserve and the by-law to be passed, Paul Baskcomb indicated that the by-law would be a tool available to implement the Official Plan.

Paul Baskcomb advised that the Province now requires that potential mine hazards be identified. There is a data base and if there is development occurring, it must be determined if there is a hazard.

It was noted that urban beautification for the Sudbury downtown would also apply to all town centres.

Councillor Kett advised that the Greater Sudbury Airport Board is considering Phase 2 of development which includes a bit of infrastructure and lots for hangers and aircraft maintenance and asked if there would be any problems as Greater Sudbury Airport is designated rural. Paul Baskcomb advised that the intent was to provide flexibility for a wider list of uses to capitalize on the airport location.

Councillor Caldarelli stated she feels it is excessive to expect owners of water front properties to provide a 12 meter vegetative buffer from the shoreline and asked whether there would be rules about the height of the vegetative buffer. Paul Baskcomb indicated it is just like any other set back required. This principle is embedded so it can be used in the zoning by-law.

With respect to heritage preservation, Paul Baskcomb indicated that the plan has a solid set of policies regarding heritage. There is a potential program with this Official Plan to have an official heritage committee in the future.

Councillor Rivest stated that, at the public input sessions, some people had concerns regarding the dedicated commercial areas; they felt there were not enough. Bill Lautenbach indicated that the Ministry requires consideration of population numbers and justification of settlements and boundaries and only allows for a 20-year plan.

## **DISCUSSION AND INPUT FROM MEMBERS OF COUNCIL (cont'd)**

Councillor Rivest stated that, at the public input sessions, some people had concerns regarding the dedicated commercial areas; they felt there were not enough. Bill Lautenbach indicated that the Ministry requires consideration of population numbers and justification of settlements and boundaries and only allows for a 20-year plan. Paul Baskcomb indicated the Province feels the supply is adequate and if we dedicate another commercial area, an existing one must be removed. When asked if there could be a reserve for commercial areas, Bill Lautenbach advised that the comments will be taken into consideration.

Councillor Rivest asked about the Barry Downe extension and was advised that the driving force behind the Barry Downe extension study was based on anticipated traffic volumes. Once the need is identified, then the specifics on the number of lanes will be discussed as, at this time, it is more conceptual than specific. The Committee was also advised that there is a fair amount of mining lands and Crown lands available for this development.

Councillor Dupuis ask if there was anything that could be done to develop areas where there is unlimited infrastructure capacity as opposed to areas where development costs would be substantial. Bill Lautenbach advised it would be difficult. Historically, the City has tried to provide land supply which gives a wide range of choice. In the last few years, there has been a lot of subdivision activity throughout the City. We have seen development spread over areas which have capacity and it is going at a fair pace.

When asked about mountainous areas in agricultural reserves, Paul Baskcomb advised that option 2 provided the capacity to look at aerial photos and view the lands which are suggested for agricultural reserves. In approximately three week, the Agricultural Advisory Panel will look at the lands and, hopefully, will arrive at a reasonable final proposal.

Councillor Bradley asked why the western portion of Main Street in Chelmsford was removed from Transportation Schedule 6. Greg Clausen stated that the maintenance requirements and needs of the street should be independent of the classification of that road. The reason why it is being recommended to be downgraded from a collector road is because of the traffic counts. Bill Lautenbach

**DISCUSSION AND INPUT FROM MEMBERS OF COUNCIL (cont'd)**

stated that this can be reviewed internally. Either the classification will be reversed or Council will be provided a better rationale for this recommendation.

Adjournment

**Recommendation #2006-1:**

Craig-Berthiaume: That we do now adjourn.  
Time: 7:55 p.m.

**CARRIED**

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**CITY CLERK**

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**COUNCILLOR RON DUPUIS**