

**THE FORTY-THIRD MEETING OF THE PLANNING COMMITTEE
OF THE CITY OF GREATER SUDBURY**

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

**Tuesday, March 7th, 2006
Commencement: 5:35 p.m.
Adjournment: 8:00 p.m.**

COUNCILLOR RON DUPUIS PRESIDING

Present Councillors Bradley, Caldarelli, Reynolds, Thompson

Councillor Craig

Staff A. Potvin, Manager of Development Approvals; G. Clausen, City Engineer; R. Norton, Drainage Engineer; R. Webb, Supervisor of Development Engineering; A. Haché, City Clerk; E. Labelle, Clerk Designate; M. Laalo, Licensing & Assessment Clerk; F. Bortolussi, Planning Committee Secretary

News Media MCTV

Declarations of Pecuniary Interest None declared

PUBLIC HEARINGS

APPLICATION FOR REZONING TO PERMIT THE CONSOLIDATION OF LANDS WITH THE ABUTTING 41 UNIT RESIDENTIAL BUILDING, MONTPPELLIER ROAD, CHELMSFORD - DONALD & CAROLINE MCMILLAN

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

Report dated February 23rd, 2006, was received from the Director of Planning Services and the General Manager of Growth and Development regarding an application for rezoning to permit the consolidation of lands with the abutting 41 unit residential building, Montpellier Road, Chelmsford, Donald & Caroline McMillan.

Letter dated March 7th, 2006 from Councillor Berthiaume, Ward Councillor, in support of this application was distributed to the Committee.

PUBLIC HEARINGS (cont'd)

APPLICATION FOR REZONING TO PERMIT THE CONSOLIDATION OF LANDS WITH THE ABUTTING 41 UNIT RESIDENTIAL BUILDING, MONTPELLIER ROAD, CHELMSFORD - DONALD & CAROLINE MCMILLAN (cont'd)

Denis Michel, Elgin Street, Sudbury, counsel for the applicant and Pierre Gagne were present.

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

Denis Michel pointed out that a condition of approval is that the applicant will be required to enter into a Site Plan Control Agreement. He requested that the existing Site Plan Control Agreement be amended rather than a new one prepared. The Manager of Development Approvals indicated that was the intent.

Councillor Bradley, Ward Councillor, indicated that the vision was to have a second entrance for safety reasons and more parking spaces for visitors. He feels the consolidation will enhance the area and asked that the Members of the Committee support this application.

The Chair asked whether there was anyone in the audience who wished to speak in favour or against this application and seeing none:

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:

Recommendation #2006-29:

Thompson-Caldarelli: THAT the application by Donald & Caroline McMillan to amend By-law 83-302 being the Zoning By-law for the former Town of Rayside-Balfour by changing the zoning classification of part of Parcel 1437 SWS, Lot 2, Concession 4, Township of Balfour, Montpelier Road, Chelmsford from "RU", Rural to "R3-S", Medium Density Residential Special to permit the consolidation of these lands with the abutting 41 unit residential building, be approved subject to the following condition:

1. That prior to the enactment of the amending By-law, the applicant will be required to enter into a Site Plan Control Agreement with the City of Greater Sudbury.

CONCURRING MEMBERS: Councillors Bradley, Caldarelli, Reynolds, Thompson, Dupuis

CARRIED

PUBLIC HEARINGS (cont'd)

APPLICATION FOR REZONING TO PERMIT THE CONSOLIDATION OF LANDS WITH THE ABUTTING SCHOOL PROPERTY IN ORDER TO PROVIDE ADDITIONAL PARKING, SOUTH SIDE OF MAIN STREET, VAL CARON - CONSEIL SCOLAIRE DE DISTRICT CATHOLIQUE DU NOUVEL-ONTARIO

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

Report dated February 27th, 2006, was received from the Director of Planning Services and the General Manager of Growth and Development regarding an application for rezoning to permit the consolidation of lands with the abutting school property in order to provide additional parking, south side of Main Street, Val Caron, Conseil Scolaire de District Catholique du Nouvel-Ontario.

Rejean Dupuis, Director of Plants for the applicant, was present.

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

Rejean Dupuis indicated this application is a result of the closing of École Notre-Dame du Rosaire and the loss of property due to an addition to the abutting school property. The consolidation will provide better access for vehicles entering the school property and relieve parking problems on Hope Street when parents are picking up their children.

Councillor Dupuis, Ward Councillor, commended the school board for recognizing the parking problems in the area. He indicated this proposal will be well received by the neighbours as it will relieve parking problems. He stated he received no calls regarding this application and requested the support of the Members of the Committee.

The Chair asked whether there was anyone in the audience who wished to speak in favour or against this application and seeing none:

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:

Recommendation #2006-30:

Thompson-Caldarelli: THAT the application by Conseil Scolaire de District Catholique du Nouvel-Ontario to amend By-law 83-300 being the Zoning By-law for the (former) City of Valley East by changing the zoning classification of PIN 73501-0554, Parcel 18737 SES, Lot 7, Concession 5, Township of Blezard from

PUBLIC HEARINGS (cont'd)

APPLICATION FOR REZONING TO PERMIT THE CONSOLIDATION OF LANDS WITH THE ABUTTING SCHOOL PROPERTY IN ORDER TO PROVIDE ADDITIONAL PARKING, SOUTH SIDE OF MAIN STREET, VAL CARON - CONSEIL SCOLAIRE DE DISTRICT CATHOLIQUE DU NOUVEL-ONTARIO (cont'd)

Recommendation #2006-30 (cont'd):

"R1-D18", Single Residential Zone to "I" Institutional Zone be approved subject to the following:

1. That prior to the passing of the amending by-law, the applicant be required to amend the existing site plan agreement.

CONCURRING MEMBERS: Councillors Bradley, Caldarelli, Reynolds, Thompson, Dupuis

CARRIED

APPLICATION FOR REZONING TO PERMIT THE CONSOLIDATION OF A PORTION OF THE PROPERTY WITH ABUTTING PARCEL TO CORRECT AN ENCROACHMENT OF EXISTING BUILDINGS, SOUTH SIDE OF LONG LAKE ROAD, SUDBURY - AGNES SALO

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

Report dated February 23rd, 2006, was received from the Director of Planning Services and the General Manager of Growth and Development regarding an application for rezoning to permit the consolidation of a portion of the property with abutting parcel to correct an encroachment of existing buildings, south side of Long Lake Road, Sudbury, Agnes Salo.

Gil Salo, Paquette Street, Sudbury, agent for the applicant, was present.

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

Gil Salo indicated that the property is in the process of being surveyed and, may in fact, be now completed.

Councillor Craig, Ward Councillor, indicated his support for the application as it will be an improvement.

Councillor Caldarelli, Ward Councillor, indicated this application corrects existing encroachment problems and asked the support of the Members of the Committee.

PUBLIC HEARINGS (cont'd)

APPLICATION FOR REZONING TO PERMIT THE CONSOLIDATION OF A PORTION OF THE PROPERTY WITH ABUTTING PARCEL TO CORRECT AN ENCROACHMENT OF EXISTING BUILDINGS, SOUTH SIDE OF LONG LAKE ROAD, SUDBURY - AGNES SALO (cont'd)

The Chair asked whether there was anyone in the audience who wished to speak in favour or against this application and seeing none:

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:

Recommendation #2006-31:

Thompson-Caldarelli: THAT the application by Agnes Salo to amend By-law 95-500Z being the Zoning By-law for the (former) City of Sudbury by changing the zoning classification of the north-east portion of Parcel 1150 SES, Lot 6, Concession 3, Township of Broder from "RU", Rural Zone to "R1.D7.5", Single Residential Zone to correct a split zoning be approved subject to the following:

1. That prior to the passing of the amending by-law, the applicant provide the Development Services Section with a registered survey plan outlining the land to be rezoned.

CONCURRING MEMBERS: Councillors Bradley, Caldarelli, Reynolds, Thompson, Dupuis

CARRIED

APPLICATION FOR REZONING TO PERMIT THE CONSTRUCTION OF A COMMERCIAL BUILDING, EAST SIDE OF LONG LAKE ROAD, SUDBURY - 1039561 ONTARIO LIMITED (AGENT: J. P. MAX CONSTRUCTION)

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

Report dated February 27th, 2006, was received from the Director of Planning Services and the General Manager of Growth and Development regarding an application for rezoning to permit the construction of a commercial building, east side of Long Lake Road, Sudbury, 1039561 Ontario Limited (Agent: J. P. Max Construction).

J. P. Max, Elm Street, Sudbury, and Arnie Gallo, Lancaster Drive, Sudbury, agents for the applicant, were present.

PUBLIC HEARINGS (cont'd)

APPLICATION FOR REZONING TO PERMIT THE CONSTRUCTION OF A COMMERCIAL BUILDING, EAST SIDE OF LONG LAKE ROAD, SUDBURY - 1039561 ONTARIO LIMITED (AGENT: J. P. MAX CONSTRUCTION) (cont'd)

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

J. P. Max indicated they are aware there is a sewer and water services problem and they are dealing with this problem. The applicant is asking for some relief from the requirement to contribute \$35,000 towards the cost of constructing the required left hand turn although they realize it is a safety issue. He indicated that because of this additional cost, they may abandon the development, leave the zoning as "R1", Single Residential Zone and create four residential properties. He asked if the turning lane would be required if they proceeded with residential development. The Manager of Development Approvals advised that the severance of four lots on an arterial road would likely not be recommended for approval.

Mr. Max asked that the cost of the turning lane be made fair. He indicated the frontage of the subject property is 200 feet and they should pay only for the portion of the lane in front of the property which, he feels, would be \$15,000.00.

Arnie Gallo indicated they will have difficulty paying the \$35,000 contribution to the turning lane as they have to pay for sewer and water services. He suggested that a fifth lane should be put in by the City as the roadway is a gateway to the City. He indicated he is now paying \$1,000 taxes per year and the taxes will be \$15,000 once the development is completed. This is a huge benefit to the municipality and should be taken into consideration.

Brenda Tessaro, Gateway Drive, Sudbury, stated there is an ongoing concern with the entrance at Gateway Drive. She also stated there is a rock cut at this entrance making it difficult to see traffic and feels the rock cut must be eradicated. She also indicated there is a merge at this entrance making it very dangerous for turning traffic. She feels the additional turning lane will create further problems. She indicated there is a need to secure safety for the residents of the subdivision and the City should not wait for the scheduled widening to four lanes which is scheduled for 2008 but may not be until 2009 or 2010.

Mr. Max again indicated they are looking for some relief on the contribution to the turning lane as he does not feel they should pay for the taper up to the middle lane and back down. It does not make sense for this little development to pay such a contribution as there will be future development. The Committee was advised that Staff will meet with the applicant to see if the contribution amount can be lowered.

PUBLIC HEARINGS (cont'd)

APPLICATION FOR REZONING TO PERMIT THE CONSTRUCTION OF A COMMERCIAL BUILDING, EAST SIDE OF LONG LAKE ROAD, SUDBURY - 1039561 ONTARIO LIMITED (AGENT: J. P. MAX CONSTRUCTION) (cont'd)

Larry Hautamaki, Long Lake Road, Sudbury, indicate he has paid \$1M in taxes over the years and has no water or sewer services.

The Committee defeated Councillor Bradley's motion to defer this matter to the next Planning Committee meeting to allow Staff to review the cost of the contribution to the left hand turning lane..

Councillor Caldarelli, Ward Councillor, stated she is in favour of the application; however would like to see if the cost could be lowered as she feels it does not make sense for the applicant to pay for the taper because this lane will be extended with the next development.

The Chair asked whether there was anyone else in the audience who wished to speak in favour or against this application and seeing none:

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:

Recommendation #2006-32:

Caldarelli-Thompson: THAT the application by 1039561 Ontario Limited (Agent: J.P. Max Construction) to amend By-law 95-500Z, being the Comprehensive Zoning By-law of the (former) City of Sudbury by changing the zoning classification of Parcels 23427, 44866 and 45416 SES, Lot 6, Concession 6, Township of Broder from "R1", Single Residential Zone to "C3", Limited General Commercial Zone, be approved subject to the following condition:

1. That prior to the issuance of a building permit, the owner shall enter into a Site Plan Control Agreement, which among other matters, will address the site servicing requirements, landscaping and a cash contribution of \$35,000.00 to the City to cover the cost of a left turn lane.

CONCURRING MEMBERS: Councillors Bradley, Caldarelli, Reynolds, Thompson, Dupuis

CARRIED

PUBLIC HEARINGS (cont'd)

Recess At 7:14 p.m., the Planning Committee recessed.

Reconvene At 7:22 p.m., the Planning Committee reconvened.

APPLICATION FOR REZONING AND OFFICIAL PLAN AMENDMENT TO PERMIT TWO 2-UNIT DWELLINGS AND AN 8-UNIT MULTIPLE FAMILY DWELLING, MONTEE PRINCIPALE AND NOTRE DAME STREET, AZILDA - SYLVIO VACHON

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

Report dated February 27th, 2006, from the Director of Planning Services and the General Manager of Growth and Development regarding an application for rezoning and Official Plan amendment to permit two 2-unit dwellings and an 8-unit multiple family dwelling, Montee Principale and Notre Dame Street, Azilda, Sylvio Vachon.

Letter dated March 7th, 2006 from Councillor Berthiaume, Ward Councillor, in support of this application was distributed to the Committee.

Dave Dorland, Larch Street, Sudbury, agent for the applicant, and Sylvio Vachon, Montee Principale, Azilda, the applicant, were present.

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

Dave Dorland indicated the applicant is in favour of the recommendation. With respect to the applications for Official Plan amendment and rezoning for the multiple family dwelling, he stated the applicant met with all area residents on an individual basis. He further stated the applicant has list of potential tenants who wish to become part of this residential complex. Also, the applicant is not opposed to the requirement for a Site Plan Control Agreement. With respect to the rezoning application for the two 2 unit dwellings, he indicated the proposal is for two semi-detached dwellings on Notre Dame Street. Also, he thanked Staff for their co-operation in allowing the redesign of the ditch. He requested that the two rezoning applications be dealt with separately as one will take less time.

Councillor Bradley, Ward Councillor, indicated there should be a fence instead of shrubs along the entrance to the multiple unit dwelling and was advised that the neighbours were shown the site plan and no concerns were voiced. The Committee was advised by Staff that the common standard in Site Plan Control Agreements and rezoning applications of this nature is the requirement for planted strips rather than fencing. Councillor Bradley was also advised that a copy of the draft Site Plan will be provided to Ward Councillors who can then discuss the proposal with neighbours and provide input.

PUBLIC HEARINGS (cont'd)

APPLICATION FOR REZONING AND OFFICIAL PLAN AMENDMENT TO PERMIT TWO 2-UNIT DWELLINGS AND AN 8-UNIT MULTIPLE FAMILY DWELLING, MONTEE PRINCIPALE AND NOTRE DAME STREET, AZILDA - SYLVIO VACHON

The Chair asked whether there was anyone in the audience who wished to speak in favour or against this application and seeing none:

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

The following recommendations were presented:

Recommendation #2006-33:

Reynolds-Thompson: THAT the application by Sylvio Vachon to amend the Rayside-Balfour Secondary Plan by changing the land use designation of Parts 9 to 14, Plan 53R-17506, Parts 9 and 10, Plan 53R-14584, and PIN 73347-0639 (LT), all in Lot 6, Concession 2, Township of Rayside, from "Low Density Residential" to "Medium Density Residential" be approved.

CONCURRING MEMBERS: Councillors Bradley, Caldarelli, Reynolds, Thompson, Dupuis

CARRIED

Recommendation #2006-34:

Reynolds-Thompson: THAT the application by Sylvio Vachon to amend By-law 83-302 being the Zoning By-law for the former Town of Rayside-Balfour by changing the zoning classification of Parts 9 to 14, Plan 53R-17506, Parts 9 and 10, Plan 53R-14584, and PIN 73347-0639 (LT), all in Lot 6, Concession 2, Township of Rayside, from "R1.D18", Single Residential, "R1.D18-6", Single Residential Special and "RU", Rural, as the case may be, to "R2" Double Residential and "R3.D8", Medium Density Residential, be approved, subject to the following conditions:

1. That prior to the enactment of an amending by-law for the "R2" portion of the site, the applicant shall dedicate an easement 4 metre wide or less to the City of Greater Sudbury, along the entire length of the west side of Part 2, Plan 53R-8941 to the satisfaction of the General Manager of Growth and Development.
2. That the amending by-law for the "R3" portion of the site limit the maximum number of dwelling units to 8 and further, that the maximum height for the proposed "R3" development be limited to one (1) storey.

PUBLIC HEARINGS (cont'd)

APPLICATION FOR REZONING AND OFFICIAL PLAN AMENDMENT TO PERMIT TWO 2-UNIT DWELLINGS AND AN 8-UNIT MULTIPLE FAMILY DWELLING, MONTEE PRINCIPALE AND NOTRE DAME STREET, AZILDA - SYLVIO VACHON

Recommendation #2006-34 (cont'd):

3. That prior to the enactment of the amending by-law for the "R3" portion of the site, the applicant enter into a Site Plan Control Agreement. This Site Plan Control Agreement will deal with the concerns identified in the comments received from Development Engineering. The Agreement will also deal with the issues of landscaping among other matters.

CONCURRING MEMBERS: Councillors Bradley, Caldarelli, Reynolds, Thompson, Dupuis

CARRIED

PART I - CONSENT AGENDA

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

Recommendation #2006-35:

Thompson-Reynolds: THAT Items C-1 to C-5 contained in Part 1, Consent Agenda, be adopted.

CARRIED

MINUTES

Item C-1 Report #1 VETAC Minutes <u>January 11, 2006</u>	<u>Recommendation #2006-36:</u> Thompson-Caldarelli: That Report #1, VETAC Committee Minutes of January 11th, 2006, be received.
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CARRIED

Item C-1 Report #57 DLAC Minutes <u>February 9, 2006</u>	<u>Recommendation #2006-37:</u> Thompson-Caldarelli: That Report #57, Development Liaison Advisory Committee Minutes of February 9th, 2006, be received.
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CARRIED

PART I - CONSENT AGENDA (cont'd)

ROUTINE MANAGEMENT REPORTS

Item C-3
Valley Farm
Municipal Drain Report dated February 28th, 2006, was received from the General Manager of Infrastructure and Emergency Services regarding Valley Farm Municipal Drain.

Recommendation #2006-38:

Caldarelli-Thompson: THAT the City of Greater Sudbury accept the petition for a Municipal Drainage works submitted by Mr. Kevin Vis and Ms. Krista Vis for lands within the area described as Lot 9, Concession 2, in the Township of Hanmer which was filed with the Clerk on the 28th day of February, 2006, and that the City of Greater Sudbury appoint the engineering firm of K. Smart Associates Limited as the drainage engineer for this project.

CARRIED

Item C-4
Val Caron
Municipal Drain Report dated February 28th, 2006, was received from the General Manager of Infrastructure and Emergency Services regarding Val Caron Municipal Drain.

Recommendation #2006-39:

Thompson-Caldarelli: THAT the City of Greater Sudbury accept the petition for a Municipal Drainage works submitted by Mr. Ron Arnold of Dalron Construction Limited for lands within the area described as Lot 6, Concession 6, in the Township of Blezard which was filed with the Clerk on the 28th day of February 2006, and that the City of Greater Sudbury appoint the engineering firm of K. Smart Associates Limited as the drainage engineer for this project.

CARRIED

Item C-5
Subdivision
Referral Request
for Consent
Applications
R & M. Dinan
Goodwill Road
Garson Report dated February 27th, 2006, was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding Subdivision Referral Request for Consent Applications B132/2005 to B134/2005 by R & M. Dinan, Goodwill Road, Garson.

Recommendation #2006-40:

Reynolds-Bradley: THAT Consent Applications B132/2005 to B134/2005 with respect to Parcel 381 SES, in Lot 1, Concession 1, Township of Garson be permitted to proceed by way of the consent process.

CARRIED

Adjournment

Recommendation #2006-41:

Reynolds-Bradley: That we do now adjourn.
Time: 8:00 p.m.

CARRIED

CITY CLERK

COUNCILLOR RON DUPUIS