

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

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

**Tuesday, March 21st, 2006  
Commencement: 4:42 p.m.  
Adjournment: 6:35 p.m.**

**COUNCILLOR RUSS THOMPSON PRESIDING**

Present Councillors Bradley, Caldarelli, Reynolds

Staff B. Lautenbach, Director of Planning Services; K. Forrester, Real Estate Co-ordinator; E. Labelle, Clerk Designate; F. Bortolussi, Planning Committee Secretary

Declarations of Pecuniary Interest None declared.

"In Camera" **Recommendation #2006-42:**

Bradley-Caldarelli: That we move "In Camera" to deal with property matters in accordance with Article 15.5 of the City of Greater Sudbury Procedure By-law 2002-202 and the Municipal Act, 2001, s.239(2).

**CARRIED**

Recess At 4:52 p.m., the Planning Committee recessed.

Reconvene At 5:35 p.m., the Planning Committee reconvened in the **Council Chamber** for the regular meeting.

**COUNCILLOR RON DUPUIS PRESIDING**

Present Councillors Bradley, Caldarelli, Reynolds, Thompson

Staff B. Lautenbach, Director of Planning Services; A. Potvin, Manager of Development Approvals; G. Clausen, Director of Engineering Services; R. Webb, Supervisor of Development Engineering; E. Labelle, Clerk Designate; M. Laalo, Licensing & Assessment Clerk; F. Bortolussi, Planning Committee Secretary

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Declarations of Pecuniary Interest      None declared

**MATTERS ARISING FROM THE “IN CAMERA” SESSION**

Rise and Report      Councillor Thompson reported the Committee met in closed session to deal with property matters and the following recommendations emanated therefrom:

Sale of Land - Valley East Industrial Park      **Recommendation #2006-43:**  
Caldarelli-Bradley: THAT the Council of the City of Greater Sudbury authorize the sale of part of PIN 73501-0031 being Parts 11 to 14 on Plan 53R-16329, part of Lot 9, Concession 5, Township of Blezard to Dynatec Corporation, subject to the terms and conditions outlined in the report dated March 15th, 2006 from the General Manager of Infrastructure and Emergency Services;  
  
AND THAT a by-law be passed authorizing the execution of the documents required to complete the real estate transaction.

**CARRIED**

Acquisition of Vacant Land Vermillion Lake Road, Chelmsford      **Recommendation #2006-44:**  
Bradley-Caldarelli: THAT the property legally described as Part of PIN 73367-0168 (LT), being Part 1 on Plan 53R-14389, part of Lot 5, Concession 6, Township of Fairbanks be purchased from Gerald and Myrna Gravelle;

AND THAT an appropriate by-law be passed authorizing the execution of the documents necessary to complete the real estate transaction; and

AND THAT the acquisition be funded from the Parks and Reserve Fund.

**CARRIED**

## **PUBLIC HEARINGS**

### **APPLICATION FOR REZONING TO PERMIT THE EXTENSION OF A TEMPORARY USE BY-LAW PERMITTING A GARDEN SUITE ON THE SUBJECT LANDS, 4606 ST. JOSEPH STREET, HANMER - GILLES AND LISE PLOURDE**

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

Report dated March 10th, 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 extension of a temporary use by-law permitting a garden suite on the subject lands, 4606 St. Joseph Street, Hanmer, Gilles and Lise Plourde.

Gilles Plourde, one of the applicants, and Raymond Ploude, the benefactor of the application, St. Joseph Street Hanmer, were present.

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

Gilles Plourde advised that the applicant wants to resolve the issue of the building permit which has been outstanding since 1993. A letter was sent to the Building Controls Department of the Regional Municipality of Sudbury in October of 1993 by the applicant requesting a final inspection with no result. In 1998 the applicant again contacted the Building Controls Department after receiving a 'notice of violation' requiring the removal of the mobile home or a temporary by-law allowing a second dwelling on the property. He indicated the foundation was block and concrete slabs with steel reinforcements. He further indicated that the City required four hurricane braces and they installed ten. As the City wanted to see how the braces were installed, the applicant dug a four-foot hole for inspection; which inspection never took place. He would like to know what is required to complete the building permit as he wants this matter resolved.

When asked, the Manager of Development Approvals advised the Committee that the condition regarding the building permit could be removed from the recommendation; however this would not absolve the applicant from having to complete the building permit as the Ontario Building Code governs these matters.

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.**

**PUBLIC HEARINGS (cont'd)**

**APPLICATION FOR REZONING TO PERMIT THE EXTENSION OF A TEMPORARY USE BY-LAW PERMITTING A GARDEN SUITE ON THE SUBJECT LANDS, 4606 ST. JOSEPH STREET, HANMER - GILLES AND LISE PLOURDE (cont'd)**

The following recommendation was presented:

Caldarelli-Bradley: THAT the application by Gilles and Lise Plourde, the owners of Lot 4, Plan M-453, Lot 1, Concession 3, Township of Hanmer, to permit a second dwelling unit on the subject property for a maximum temporary period of ten years pursuant to Section 39 of the Planning Act be approved subject to the following condition:

- 1) That the building permit application initiated on March 25th, 1993, or a new building permit application, be completed to the satisfaction of the Chief Building Official prior to the passage of the temporary by-law.

The following amendment to the recommendation was presented:

**Recommendation #2006-45:**

Caldarelli-Thompson: That the words "subject to the following condition:" and Condition 1 be deleted.

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

**CARRIED**

The main recommendation as amended was presented:

**Recommendation 2006-46:**

Caldarelli-Bradley: THAT the application by Gilles and Lise Plourde, the owners of Lot 4, Plan M-453, Lot 1, Concession 3, Township of Hanmer, to permit a second dwelling unit on the subject property for a maximum temporary period of ten years pursuant to Section 39 of the Planning Act be approved.

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

**CARRIED**

## **PUBLIC HEARINGS (cont'd)**

### **APPLICATION FOR REZONING TO PERMIT THE CONSOLIDATION OF LANDS WITH ABUTTING LANDS TO ELIMINATE A SPLIT ZONING, PINE CONE ROAD, SKEAD - KIM AND MARK DESJARDINS**

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

Report dated March 13th, 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 abutting lands to eliminate a split zoning, Pine CoNe Road, Skead, Kim and Mark Desjardins.

Letter dated March 21st 2006 from Councillor Callaghan, Ward Councillor, in support of this application was distributed to the Committee.

Mark Desjardins, Pine Cone Road, Skead, one of the applicants, was present.

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

Mark Desjardins indicated the property is being purchased by an abutting owner in order for his property to have a greenbelt area.

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 #2006-47:**

Bradley-Caldarelli: THAT the application by Mark and Kim Desjardins to amend By-law 83-304 being the Zoning By-law for the (former) Town of Nickel Centre by changing the zoning classification of part of Parcel 6153 SES, in Lot 1, Concession 5, Township of Maclennan, from "RU", Rural Zone to "R1.D2.5-1", Seasonal Residential Zone, be approved subject to the following:

1. That prior to the passing of the amending by-law the applicant provide the Development Approvals Section with a registered survey plan outlining the land to be re-zoned to enable the preparation of an amending by-law.

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

**CARRIED**

## PUBLIC HEARINGS (cont'd)

### APPLICATION FOR REZONING TO PERMIT THE CONSOLIDATION OF LANDS WITH THE EXISTING SCHOOL, MAIN STREET, VAL CARON - CONSEIL SCOLAIRE DU DISTRICT DU GRAND NORD DE L'ONTARIO

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

Report dated March 13th, 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 existing school, Main Street, Val Caron, Conseil Scolaire du district du Grand Nord de l'Ontario.

Normand Forest, Elgin Street, Sudbury, counsel for the applicant, was present.

The Director of Planning Services outlined the application to 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 #2006-48:**

Caldarelli-Bradley: THAT the application by Conseil Scolaire de District du Grand Nord de l'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 Parcel 49374 SES, Part 1, Plan 53R-12999, Township of Blezard from "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**

## PUBLIC HEARINGS (cont'd)

### **APPLICATION FOR OFFICIAL PLAN AMENDMENT TO AMEND THE SECONDARY PLAN FOR VALLEY EAST, CHANGING THE DESIGNATION FROM "URBAN EXPANSION RESERVE" TO RURAL, 417 BODSON DRIVE, VAL CARON - LAWRENCE AND CATHARINE SOLSKI**

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

Report dated March 13th, 2006, was received from the Director of Planning Services and the General Manager of Growth and Development regarding an application for Official Plan Amendment to amend the Secondary Plan for Valley East, changing the designation from "Urban Expansion Reserve" to Rural, 417 Bodson Drive, Val Caron, Lawrence and Catharine Solski.

Mac Sinclair, Alder Street, Sudbury, counsel for the applicants, was present.

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

Mac Sinclair indicated that the applicants have lived on this property for a long time. They are now out of the country but, when they return, they wish to sell their home and build a new one on the vacant portion. They are aware that a large portion of the property is in a flood plain. He also indicated that the recommendation is acceptable to the applicants.

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 #2006-49:**

Caldarelli-Thompson: THAT the application by Lawrence and Catharine Solski to amend the Valley East Secondary Plan by re-designating Parcel 1369 SES, PIN 73502-0606 (LT), Lot 2, Concession 6, Township of Blezard from "Urban Expansion Reserve" to "Rural" in order to permit the severance of the property into two lots, be approved.

**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-3 and C-5 contained in Part 1 of the Consent Agenda:

### **Recommendation #2006-50:**

Thompson-Caldarelli: THAT Items C-1 to C-3 and C-5 contained in Part 1, Consent Agenda, be adopted.

**CARRIED**

## **MINUTES**

Item C-1  
Report #2  
VETAC Minutes  
February 8, 2006

### **Recommendation #2006-51:**

Caldarelli-Thompson: That Report #2, VETAC Committee Minutes of February 8th, 2006, be received.

**CARRIED**

## **ROUTINE MANAGEMENT REPORTS**

Item C-2  
Proposed Water  
Service  
Connection,  
Hazel Street/  
Highway 144,  
Chelmsford  
P. Laakso

Report dated March 15th, 2006, was received from the General Manager of Infrastructure and Emergency Services regarding Service Connection proposed improper water service connection, Hazel Street/Highway 144, Chelmsford, P. Laakso.

### **Recommendation #2006-52:**

Thompson-Caldarelli: THAT improper sewer and water service connections for Pentti Laakso be approved for the two existing vacant lots legally described as Parcel 14435 SWS, Part 1, Plan 53R-13895, Lot 10, Concession 3, Township of Rayside and Parcel 30006 SWS, Part 2, Plan 53R-13895, Lot 10, Concession 3, Township of Rayside, all in accordance with the report from the General Manager of Infrastructure and Emergency Services dated March 15, 2006.

**CARRIED**

Item C-3  
Declaration of  
Surplus Vacant  
Land, Horobin  
Street, Sudbury  
Street, Sudbury

Report dated March 15th, 2006, was received from the General Manager of Infrastructure and Emergency Services regarding declaration of surplus vacant land, Horobin Street, Sudbury.

**ROUTINE MANAGEMENT REPORTS (cont'd)**

Item C-3  
Declaration of  
Surplus Vacant  
Land, Horobin  
Street, Sudbury  
(cont'd)

**Recommendation #2006-53:**

Thompson-Caldarelli: THAT the property legally described as part of PIN 73586-0411 (LT), being Lot 21 on Plan 4SC, Sudbury, be declared surplus to the City's needs and offered for sale to the abutting owners pursuant to the procedures governing the disposal of limited marketability property as set out in the City's Property By-Law 2003-294.

**CARRIED**

Item C-5  
Declaration of  
Surplus Vacant  
Land, Kenneth  
Drive, Hanmer

Report dated March 15th, 2006, was received from the General Manager of Infrastructure and Emergency Services regarding declaration of surplus vacant land, Kenneth Drive, Hanmer.

**Recommendation #2006-54:**

Thompson-Caldarelli: THAT the property owned by the City of Greater Sudbury legally described as PIN 73505-0249 (LT) formerly Parcel 4661 SES, being part of Lot 12, Concession 3, Township of Hanmer be declared surplus to the City's needs and offered for sale to the abutting land owners pursuant to the procedures governing the sale of limited marketability surplus land as outlined in the Property By-Law 2003-294.

**CARRIED**

Adjournment

**Recommendation #2006-55:**

Caldarelli-Thompson: That we do now adjourn.  
Time: 6:35 p.m.

**CARRIED**

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CLERK DESIGNATE

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COUNCILLOR RON DUPUIS