

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

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

**Tuesday, April 18th, 2006
Commencement: 4:39 p.m.
Adjournment: 7:53 p.m.**

ERIC LABELLE PRESIDING

Present Councillors Bradley, Caldarelli, Dupuis, Reynolds (A4:44pm),
Thompson (A4:53pm)

Staff B. Lautenbach, Director of Planning Services; A. Potvin, Manager
of Development Approvals; K. Forrester, Real Estate Co-ordinator;
P. Reid, Business Development Officer; E. Labelle, Clerk
Designate

Recommendation #2006-67:

Bradley-Dupuis: That Councillor Caldarelli chair the In Camera
portion of the Planning Committee meeting.

CARRIED

COUNCILLOR FRANCES CALDARELLI PRESIDING

Declarations of
Pecuniary Interest None declared.

"In Camera" **Recommendation #2006-68:**

Bradley-Dupuis: 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 5:08 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

<u>Present</u>	Councillors Bradley (D6:32pm), Caldarelli, Reynolds, Thompson Councillor Craig
<u>Staff</u>	B. Lautenbach, Director of Planning Services; A. Potvin, Manager of Development Approvals; G. Clausen, City Engineer; R. Webb, Supervisor of Development Engineering; E. Labelle, Clerk Designate; M. Laalo, Licensing & Assessment Clerk; F. Bortolussi, Planning Committee Secretary
<u>News Media</u>	Sudbury Star; MCTV
<u>Declarations of Pecuniary Interest</u>	None declared

MATTERS ARISING FROM THE "IN CAMERA" SESSION

<u>Rise and Report</u>	Councillor Thompson reported the Committee met in closed session to deal with property matters and the following recommendations emanated therefrom:
<u>Sale of Land Magill Street, Lively - Walden Industrial Park</u>	<u>Recommendation #2006-69:</u> THAT Council of the City of Greater Sudbury authorize the sale of part of Parts 17 & 26, Plan 53R-6483, being part of Lot 5, Concession 5, Township of Waters, to ABS Manufacturing & Distributing Limited, subject to the terms and conditions outlined in the report dated April 11th, 2006 from the General Manager of Infrastructure and Emergency Services; THAT a By-law be passed authorizing the execution of the documents required to complete the real estate transaction; AND THAT the net proceeds of the sale be credited to the Industrial Park Reserve Fund.

CARRIED

MATTERS ARISING FROM THE "IN CAMERA" SESSION (cont'd)

Sale of Land
Trudeau Drive,
Val Caron -
Valley East
Industrial Park

Recommendation #2006-70:

Reynolds-Bradley: THAT Council of the City of Greater Sudbury authorize the sale of Parcel 53631 S.E.S., Part of Lot 8, Concession 5, Township of Blezard designated as Part 64, Plan 53R-9397, to Ribit Holdings, subject to the terms and conditions outlined in the report dated April 11th, 2006 from the General Manager of Infrastructure and Emergency Services;

THAT a by-law be passed authorizing the execution of the documents required to complete the real estate transaction;

AND THAT the net proceeds of the sale be credited to the Industrial Park Reserve Fund.

CARRIED

PUBLIC HEARINGS

APPLICATION FOR REZONING TO PERMIT A SEVERANCE FOR A RESIDENTIAL LOT FRONTING ONTO COTE BOULEVARD (MUNICIPAL ROAD 80), HANMER - JEAN GUY AND SUSAN ALLAIRE

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

Report dated April 6th, 2006 was received from the Director of Planning Services and the General Manager of Growth and Development regarding an application for rezoning to permit a severance for a residential lot fronting onto Cote Boulevard, Hanmer, Jean Guy and Susan Allaire.

Jean Guy Allaire, Dupuis Drive, Hanmer, one of the applicants, 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.

PUBLIC HEARINGS (cont'd)

APPLICATION FOR REZONING TO PERMIT A SEVERANCE FOR A RESIDENTIAL LOT FRONTING ONTO COTE BOULEVARD (MUNICIPAL ROAD 80), HANMER - JEAN GUY AND SUSAN ALLAIRE (cont'd)

The following recommendation was presented:

Recommendation #2006-71:

Reynolds-Bradley: THAT the application by Jean Guy and Susan Allaire to amend By-law 83-300 being the Zoning By-law for the (former) Town of Valley East by changing the zoning classification from "A", Agricultural Reserve to "R1", Single Residential be approved subject to the following:

1. That prior to the passing of the amending by-law the applicant provide a survey of the lands to be rezoned.

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

CARRIED

APPLICATION TO PERMIT A CONSTRUCTION COMPANY AS A TEMPORARY USE, 2600 KINGSWAY, SUDBURY - 1074112 ONTARIO LIMITED (AGENT: JEFF GLADU)

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

Report dated April 7th, 2006, was received from the Director of Planning Services and the General Manager of Growth and Development regarding an application to permit a construction company as a temporary use, 2600 Kingsway, Sudbury, 1074112 Ontario Limited (Agent: Jeff Gladu).

Jeff Gladu, Kingsway, Sudbury, agent for the applicant was present.

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

Jeff Gladu indicated that he was not aware of the condition requiring the transfer of 682.5 square metres of the property to the City of Greater Sudbury until tonight as he was out of town. He therefore does not know what his obligations or legal requirements are in this regard. Also, he is concerned what the transfer of this strip of land to the City will do to the value of this property as the property is already narrow. He indicated that he would like time to clarify this issue.

PUBLIC HEARINGS (cont'd)

APPLICATION TO PERMIT A CONSTRUCTION COMPANY AS A TEMPORARY USE, 2600 KINGSWAY, SUDBURY - 1074112 ONTARIO LIMITED (AGENT: JEFF GLADU) (cont'd)

When asked, Jeff Gladu indicated that arrangements are now being made to relocate the business. It is intended that the property be sold once the relocation has been completed.

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:

Bradley-Reynolds: THAT the application by 1074112 Ontario Limited (Agent: Jeff Gladu), the owner of Parcel 15596 S.E.S. in Lot 9, Concession 3, Township of Neelon, to permit a construction company for a temporary period pursuant to Section 39 of the Planning Act be approved subject to the following conditions:

1. The temporary use by-law shall be established for a period of one (1) year.
2. The amending by-law establish that the storage of derelict machinery, trailers or waste materials shall be prohibited.
3. The applicant will be required to transfer 682.5 square metres of property to the City of Greater Sudbury to the satisfaction of Transportation and Engineering Services.

The Committee agreed that the Planning Committee meeting be adjourned and the Public Hearing be reopened.

The Committee approved a motion by Councillor Caldarelli to defer and continue the Public Hearing on May 16th, 2006 to allow time for the applicant to clarify the issues related to the condition requiring the transfer of 682.5 square metres of the property to the City of Greater Sudbury.

PUBLIC HEARINGS (cont'd)

APPLICATION FOR REZONING TO PERMIT THE DEVELOPMENT OF A PLAN OF SUBDIVISION WITH 19 SEMI-DETACHED LOTS AND 1 SINGLE DETACHED LOT, PARCEL 2877 SES, BRODER TOWNSHIP - DALRON CONSTRUCTION LIMITED

Report dated April 6th, 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 development of a plan of subdivision with 19 semi-detached lots and 1 single detached lot, Parcel 2877 SES, Broder Township, Dalron Construction Limited.

Letter of opposition and concern dated April 16th, 2006 from Lionel W. F. Rudd was distributed to the Committee Members at the meeting.

Krista Arnold, Elm Street, Sudbury, was present on behalf of the applicant.

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

Krista Arnold indicated that the rezoning application is in response to market conditions and the need for this type of subdivision in the area. In response to the letter from Mr. Rudd, she indicated this rezoning will result in an added 15 units. She further indicated that the lands on the north side of Algonquin Road were rezoned from "R3", Medium Density Residential to "R1", Single Residential and therefore feels the additional vehicles on Algonquin Road should not be a problem.

Councillor Caldarelli, Ward Councillor, indicated that there are similar subdivisions in that area and that the proposed subdivision would be appropriate for the neighbourhood.

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 #2006-72:

Reynolds-Thompson: THAT the application by Dalron Construction Limited to amend By-law 95-500Z being the Zoning By-law for the former City of Sudbury by changing the zoning classification of PIN 73501-0448, part of Parcel 2877 S.E.S., Lot 4, Concession 5, Township of Broder, from "R1", Single Residential to "R2", Double Residential be approved subject to the following:

PUBLIC HEARINGS (cont'd)

APPLICATION FOR REZONING TO PERMIT THE DEVELOPMENT OF A PLAN OF SUBDIVISION WITH 19 SEMI-DETACHED LOTS AND 1 SINGLE DETACHED LOT, PARCEL 2877 SES, BRODER TOWNSHIP - DALRON CONSTRUCTION LIMITED (cont'd)

Recommendation #2006-72 (cont'd):

- a) That the applicant provide the Development Services Section with a registered survey plan of the subject property to enable the preparation of an amending by-law.

CONCURRING MEMBERS: Councillors Caldarelli, Reynolds, Thompson, Dupuis

CARRIED

Recommendation #2006-73:

Thompson-Reynolds: THAT in consideration of the approval of the application by Dalron Construction Limited to amend By-law 95-500Z being the Zoning By-law for the former City of Sudbury by changing the zoning classification of PIN 73501-0448, part of Parcel 2877 S.E.S., Lot 4, Concession 5, Township of Broder, from "R1", Single Residential to "R2", Double Residential, pursuant to Section 51(33) of the Planning Act, RSO 1990 as amended, the conditions of draft approval on file 780-6/03003 are hereby amended by:

- a) Deleting Conditions 1 and 20 and replacing them with the following:
- “1. That this draft approval applies to the draft plan of subdivision of Part of the Remainder of Parcel 2877 S.E.S., being Part 1, Plan 53R-14514, Lot 4, Concession 5, Broder Township, City of Greater Sudbury, as shown on a plan of subdivision prepared by Dennis Consultants in cooperation with D.S. Dorland O.L.S., dated November 28, 2005.
20. That this draft approval shall lapse on May 28, 2009.”
- b) Adding a new condition 22 as follows:
- “22. The applicant/owner shall provide to the City, as part of the submission of servicing plans a Siltation Control Plan detailing the location and types of sediment and erosion control measures to be implemented during the construction of each phase of the project.

PUBLIC HEARINGS (cont'd)

APPLICATION FOR REZONING TO PERMIT THE DEVELOPMENT OF A PLAN OF SUBDIVISION WITH 19 SEMI-DETACHED LOTS AND 1 SINGLE DETACHED LOT, PARCEL 2877 SES, BRODER TOWNSHIP - DALRON CONSTRUCTION LIMITED (cont'd)

Recommendation #2006-73 (cont'd):

Said plan shall be to the satisfaction of the General Manager of Growth and Development and the Nickel District Conservation Authority. The siltation control shall remain in place until all disturbed areas have been stabilized. All sediment and erosion control measures shall be inspected daily to ensure that they are functioning properly and are maintained and/or updated as required. If the sediment and erosion control measures are not functioning properly, no further work shall occur until the sediment and/or erosion problem is addressed.”

- c) Renumbering the existing conditions 22 and 23 to condition numbers 23 and 24 respectively.
- d) The renumbered condition 23 is revised by deleting the words “and #19” and replacing it with “#19 and #22”.

CONCURRING MEMBERS: Councillors Caldarelli, Reynolds, Thompson, Dupuis

CARRIED

APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND REZONING TO PERMIT THE DEVELOPMENT OF A QUARRY ON THE SITE, NORTHEAST OF THE INTERSECTION OF HIGHWAY 17 EAST AND GARSON-CONISTON ROAD, GARSON - INTERPAVING LIMITED

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

Report dated April 10th, 2006, was received from the Director of Planning Services and the General Manager of Growth and Development regarding applications for Official Plan Amendment and rezoning to permit the development of a quarry on the site, northeast of the intersection of Highway 17 East and Garson-Coniston Road, Garson, Interpaving Limited.

Dave Dorland, Larch Street, Sudbury, agent for the applicant, was present.

PUBLIC HEARINGS (cont'd)

APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND REZONING TO PERMIT THE DEVELOPMENT OF A QUARRY ON THE SITE, NORTHEAST OF THE INTERSECTION OF HIGHWAY 17 EAST AND GARSON-CONISTON ROAD, GARSON - INTERPAVING LIMITED (cont'd)

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

Dave Dorland indicated that, as this is a complicated application, the applicant has met with various consultants who prepared studies, the Ministry of Natural Resources and Planning Staff to deal with all the issues. Also, he feels the Committee should have confidence in supporting these applications knowing that the Ministry of Natural Resources, in the licensing application process, will require that all recommendations in the studies will be followed and all concerns will be properly dealt with. With respect to noise, Mr. Dorland indicated the plan requiring landscaping with temporary sound barriers is no longer required as the report was prepared with lesser set backs. Their means of mitigating the noise is to move the operation further inside the property. He provided the Committee Members with a compilation of executive summaries and conclusions contained in technical studies including Archaeological Assessment, Natural Environment Study Level 1 & 2, Environmental Noise Feasability Study and Blast Impact Analysis. He stated these studies indicated that the quarry can be operated safely with no impact to the environment or residents. He advised a traffic study has been ordered but is not yet complete and the applicant is aware that this study is a requirement prior to the adoption of the Official Plan amendment and the passing of the amending zoning by-law. He further advised that the engineer preparing the report feels this proposal will not warrant additional infrastructure as the anticipated volume change is 10 per cent. He indicated that at the entrance to this quarry and the existing quarry, after the quarry is operational, there may be a requirement for a right turn taper into the site.

Mr. Dorland advised that the applicant is not opposed to the conditions in Staff's recommendation.

Mr. Dorland indicated that a notice was circulated for a meeting with area residents in this regard. It did not attract much attention. He stated that one resident had some questions about blasting and the blasting study determined there would be no problems. He indicated that the site plans have been revised to mitigate concerns brought forward by staff to protect trees and the natural habitat.

Councillor Thompson asked about traffic traveling through residential areas north of Garson-Coniston Road and other residential areas in the vicinity and the volume of the traffic. He indicated this was a concern when the existing quarry was proposed.

PUBLIC HEARINGS (cont'd)

APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND REZONING TO PERMIT THE DEVELOPMENT OF A QUARRY ON THE SITE, NORTHEAST OF THE INTERSECTION OF HIGHWAY 17 EAST AND GARSON-CONISTON ROAD, GARSON - INTERPAVING LIMITED (cont'd)

Mr. Dorland indicated that the applicant is marketing to the railway companies. They have acquired access to the rail line to the east which will be one of the main transportation methods of the materials.

Councillor Craig, Ward Councillor, indicated there were pamphlets delivered to the area residents for the public meeting. He stated he has received no telephone calls since the meeting. He stated the proposal has been well studied. He is in support of the application and asked for the Planning Committee's support.

Peter Beckett, Beatrice Crescent, Sudbury, stated he is the Chair of the VETAC Committee, an advisory committee that helps direct the City's land reclamation program. He indicated that the Coniston-Wahnapitae stretch, which was started in 1978, is one of the land reclamation program's showcases and best achievements in beautifying the road corridors into Sudbury.

Dr. Beckett stated he is pleased with the 100 metre set back. He indicated there are four or five streams through the treescape which were not mentioned in the study and some go beyond the area where the trees are.

Dr. Beckett indicated that on the other side of the Garson-Coniston Road is the Jane Goodall Reclamation Trail starting at the Visitor's Centre. He stated it is used for recreational purposes. It is also used a lot for educational purposes by local and international (i.e. Germany, Russia) scientists to see how land reclamation is done. He stated it is very important that this tree corridor be monitored to assure that the trees will remain and, if any are damaged, they be replaced. He stated this quarry could become a showcase to show how a quarry should be reclaimed.

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.

PUBLIC HEARINGS (cont'd)

APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND REZONING TO PERMIT THE DEVELOPMENT OF A QUARRY ON THE SITE, NORTHEAST OF THE INTERSECTION OF HIGHWAY 17 EAST AND GARSON-CONISTON ROAD, GARSON - INTERPAVING LIMITED (cont'd)

The following recommendation was presented:

Recommendation #2006-74:

Reynolds-Thompson: THAT the applications by Interpaving Limited to amend the Secondary Plan for the Nickel Centre Settlements with respect to part of Parcels 6270 and 3185 S.E.S., in Lots 2 & 3, Concession 4, Township of Neelon, by changing the land use designation from "General Industrial", "Rural" and "Greenbelt" to "Extractive Industrial"; and further, to amend By-law 83-304 by changing the zoning classification from "RU", Rural to "M5-Special", Extractive Industrial-Special, be approved subject to the following conditions:

1. a) That prior to the adoption of the Official Plan Amendment and the passing of the amending by-law, the applicant shall provide the Planning Services Division with a plan of survey, outlining those lands described on "Sketch #3" attached to the report dated April 10th, 2006 from the Director of Planning Services and the General Manager of Growth and Development, to the satisfaction of the Director of Planning Services;
- b) That prior to the adoption of the Official Plan Amendment and the passing of the amending by-law, the applicant shall undertake a Traffic Impact Study and shall agree to undertake any improvements identified in the study, to the satisfaction of the General Manager of Infrastructure and Emergency Services.
2. That the Official Plan Amendment and amending zoning by-law shall permit an extractive use as well as the reprocessing and recycling of reusable material such as concrete and asphalt within the quarry license area, and that the area identified in condition 1.a) as the setback area shall be maintained in its natural state.

CONCURRING MEMBERS: Councillors Caldarelli, Reynolds, Thompson, Dupuis

CARRIED

PART I - CONSENT AGENDA

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

Recommendation #2006-75:

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

CARRIED

ROUTINE MANAGEMENT REPORTS

Item C-1
Declaration of
Surplus Vacant
Lands, Ray Street
Wahnapiatae

Report dated April 11th, 2006, was received from the General Manager of Infrastructure and Emergency Services regarding declaration of surplus vacant lands, Ray Street, Wahnapiatae

Recommendation #2006-76:

Caldarelli-Thompson: THAT Lots 1 and 2 on Plan 53M-1258 being PINs 73481-0533 (LT) and 73481-0534 (LT), Township of Dryden be declared surplus to the City's needs.

CARRIED

Recess At 7:43 p.m., the Planning Committee recessed.

Reconvene At 7:50 p.m., the Planning Committee reconvened.

PART II - REGULAR AGENDA

REFERRED AND DEFERRED MATTERS

Item R-1
Applications for
Subdivision
Approval and
Rezoning, North
of Larocque
Avenue and
Lillian Street,
Hanmer - 844367
Ontario Inc. &
Jean Brassard

Report dated April 11th, 2006, was received from the Director of Planning Services and the General Manager of Growth and Development regarding applications for subdivision approval and rezoning to permit the development of a 54 lot single residential subdivision, north of Larocque Avenue and Lillian Street, Hanmer, 844367 Ontario Inc. and Jean Brassard.

PART II - REGULAR AGENDA (cont'd)

REFERRED AND DEFERRED MATTERS (cont'd)

Item R-1
Applications for
Subdivision
Approval and
Rezoning, North
of Larocque
Avenue and
Lillian Street,
Hanmer - 844367
Ontario Inc. &
Jean Brassard
(cont'd)

Recommendation #2006-77:

Thompson-Caldarelli: THAT the application by 844367 Ontario Inc. & Jean Brassard to amend By-Law 83-300 being the Zoning By-Law for the former Town of Valley East by changing the zoning classification of part of Parcel 16001 S.E.S. in Lot 7, Concession 2, Township of Hanmer from "RU", Rural to "R1.D18", Single Residential be approved subject to the following:

1. Lots 19, 20, 21, 22, 23, 24, 25, 26 and 27 shall be placed in a holding designation "HR1D.18", Holding Single Family Residential until such time as the drainage course can be engineered to the satisfaction of the Nickel District Conservation Authority and the Manager of Technical Services.

CARRIED

Recommendation #2006-78:

Caldarelli-Thompson: THAT the City Council's delegated official be directed to issue the draft approval for the subdivision to 844367 Ontario Inc. & Jean Brassard being in accordance with Section 51 (20) of the Planning Act be approved subject to the following conditions:

1. That this approval applies to the draft plan of subdivision of Parcel 16001 S.E.S., Part of Lot 7, Concession 2, Township of Hanmer, City of Sudbury, as shown on a plan prepared by Adrian Bortolussi, O.L.S., dated February 21, 2006.
2. That the standard conditions of draft approval shall apply.
3. That the owner will be required to enter into a written agreement to satisfy all requirements financial and otherwise, of the City of Greater Sudbury, concerning the provision of roads, walkways, street lighting, sanitary sewers, storm sewers, storm water management facilities, water mains and surface drainage.
4. Draft approval does not guarantee an allocation of sewer and water. The Growth and Development Department is to

PART II - REGULAR AGENDA (cont'd)

REFERRED AND DEFERRED MATTERS (cont'd)

Item R-1
Applications for
Subdivision
Approval and
Rezoning, North
of Larocque
Avenue and
Lillian Street,
Hanmer - 844367
Ontario Inc. &
Jean Brassard
(cont'd)

Recommendation #2006-78 (cont'd):

be advised by the General Manager of Infrastructure and Emergency Services that sufficient sewage treatment capacity and water capacity exists to service this development.

5. Prior to the submission of servicing plans, the owner shall, to the satisfaction of the General Manager of Growth and Development, provide an updated geotechnical report prepared by a geotechnical engineer licensed in the Province of Ontario. The 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 recommend construction procedures for storm and sanitary sewers, water mains, storm water management facilities, roads, the mass filling of land, surface drainage works, erosion control, slope stability, slope treatment and building foundations. The geotechnical information on building foundations shall be to the satisfaction of the Chief Building Official.
6. The owner shall provide a detailed lot grading plan prepared by a professional civil engineer with a valid certificate of authorization for the proposed lots as part of the submission of servicing plans. This plan must show finished grades around new houses, retaining walls, sideyards, swales, slopes and lot corners. The plan must show sufficient grades on boundary properties to mesh the lot grading of the new site to existing properties.
7. There is insufficient depth in the existing watercourse to provide for the necessary subdivision storm outlet. As a result, the owner has to support the Hope Municipal Drain Petition and project to achieve the required water course deepening to obtain a sufficient drainage outlet. Within the Hope Municipal Drain Report, the owner will be assessed outlet and benefit costs by K. Smart Associates Limited, the appointed municipal drain engineers. The owner is required to provide storm water management for the site to restrict flows to pre-development levels and to deal with storm water quality concerns. As a result, the owner will be required to pay a cost share assessment of the development of a

PART II - REGULAR AGENDA (cont'd)

REFERRED AND DEFERRED MATTERS (cont'd)

Item R-1
Applications for
Subdivision
Approval and
Rezoning, North
of Larocque
Avenue and
Lillian Street,
Hanmer - 844367
Ontario Inc. &
Jean Brassard
(cont'd)

Recommendation #2006-78 (cont'd):

- communal storm water management facility associated with the Hope Municipal Drain.
8. The owner will pay the drainage assessment allocated to the subdivision of lands for drainage outlet benefits, and storm water management in accordance with the Hope Municipal Drain project.
 9. The owner will be required to dedicate easements to the City of Greater Sudbury for municipal services where required.
 10. The proposed internal subdivision roadways are to be built to urban standards, including curbs, gutters, storm sewers, and related appurtenances.
 11. The owner agrees to provide the required soils report, storm water, water, sanitary sewer and lot grading master planning reports and plans to the General Manager of Growth and Development prior to the submission of servicing plans.
 12. The owner shall develop a siltation control plan for the subdivision construction period to the satisfaction of the General Manager of Growth and Development, Nickel District Conservation Authority and the Department of Fisheries and Oceans.
 13. Streetlights for the subdivision will be designed and constructed by Greater Sudbury Hydro Plus Inc. at the cost of the owner.
 14. Development of lots 19, 20, 21, 22, 23, 24, 25, 26, and 27 are suspended pending the engineers report from K. Smart and Associates Limited, regarding the relocation of the Hope Municipal Drain as proposed. Any realignment of the drain will be at the owners expense. All works on the Municipal Drain must be to the complete satisfaction of the General Manager of Infrastructure and Emergency Services.

PART II - REGULAR AGENDA (cont'd)

REFERRED AND DEFERRED MATTERS (cont'd)

Item R-1
Applications for
Subdivision
Approval and
Rezoning, North
of Larocque
Avenue and
Lillian Street,
Hanmer - 844367
Ontario Inc. &
Jean Brassard
(cont'd)

Recommendation #2006-78 (cont'd):

15. The development of the following lots; 3, 4, 5, 6, 7, 36, 37, 38, 39, 40, 52, 53, 54, 55, 56, 57, 58, 29, 30, 31, 32, and 33 can proceed once the Hope Municipal Drain is in place to the complete satisfaction of the General Manager of Infrastructure and Emergency Services.
16. The owner will be required to provide underground cable telephone and hydro utilities.

CARRIED

Adjournment

Recommendation #2006-79:

Thompson-Caldarelli: That we do now adjourn.
Time: 7:53 p.m.

CARRIED

CLERK DESIGNATE

COUNCILLOR RON DUPUIS