

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

Council Chamber
Tom Davies Square

Tuesday, May 2nd, 2006
Commencement: 5:40 p.m.
Adjournment: 9:41 p.m.

COUNCILLOR RON DUPUIS PRESIDING

Present Councillors Bradley, Caldarelli, Reynolds, Thompson

Councillors, Berthiaume, Craig, Gasparini, Rivest

Staff 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; D. Nadorozny, General Manager of Growth and Development; A. Stephen, General Manager of Infrastructure and Emergency Services; G. Clausen, Director of Engineering Services; B. Falcioni, Director of Roads and Transportation; E. Taylor, Senior Planner; E. Labelle, Clerk Designate; M. Laalo, Licensing & Assessment Clerk; F. Bortolussi, Planning Committee Secretary

News Media Channel 10 News; MCTV; Northern Life; Sudbury Star

Declarations of Pecuniary Interest None declared

PUBLIC HEARINGS

OFFICIAL PLAN - FINAL DRAFT

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

Report dated April 20th, 2006 was received from the General Manager of Growth and Development regarding City Official Plan Final Draft.

Addendum dated May 2nd, 2006 to the Report dated April 20th, 2006 was received from the General Manager of Growth and Development regarding City Official Plan Final Draft was distributed to the Committee Members at the meeting.

Official Plan Public Participation Document dated April 2006 was distributed to the Committee Members.

PUBLIC HEARINGS (cont'd)

OFFICIAL PLAN - FINAL DRAFT (cont'd)

Correspondence Letter dated April 28th, 2006 from Paul Temelini was distributed to the Committee Members at the meeting.

Letter dated April 28th, 2006 from Pentti and Vieno Laakso was distributed to the Committee Members at the meeting.

Letter dated May 1st, 2006 from D. S. Dorland Limited was distributed to the Committee Members at the meeting.

Letter dated May 2nd, 2006 from Joseph Zaitz was distributed to the Committee Members at the meeting;

Letter dated May 2nd, 2006 from Councillor Callaghan, Ward 4, was distributed to the Committee Members at the meeting;

Letter dated May 2nd, 2006 from Dan Scott was distributed to the Committee Members at the meeting.

Letter dated may 2nd, 2006 from an area resident who want personal information to remain confidential was distributed to the Committee Members at the meeting.

PRESENTATION

Paul Baskcomb
Manager of
Community
and Strategic
Planning

Paul Baskcomb made an electronic presentation regarding the final draft of Official Plan. He outlined the process to date advising that the new Official Plan will replace 13 existing documents. There were 12 open houses for the first draft resulting in approximately 80 written submissions and 6 open houses for the second draft with 30 written submissions. He indicated that the major revisions to the second draft are: wind energy, sidewalks, waterfront lot size, Barry Downe extension, lakes at capacity, flood plain, agricultural reserve and hydrogeological assessment. He indicated the Ministry of Municipal Affairs and Housing provided two comment letters; one with technical terms which were incorporated into the draft and the second with the addition of phasing policies to the Plan consistent with the Provincial Policy Statement. He advised of other recommended revisions which were mainly housekeeping items, policy clarification and modifications.

PUBLIC INPUT

A speakers list was available and submissions were heard in the order that they appeared.

Loris Cecchetto

Loris Cecchetto feels a property owner should be notified when the zoning of his parcel of land is changed. He was satisfied with the zoning of his Martingale property. However it has now changed to

PUBLIC HEARINGS (cont'd)

OFFICIAL PLAN - FINAL DRAFT (cont'd)

Loris Cecchetto
(cont'd)

'greenest' and he would like it to return to the previous zoning. He advised he owns three other properties and is dissatisfied with the zoning of all three. He has a property in the Flour Mill area and disagrees with the distance requirement from the creek of 25 meters. He was denied development by the City on several occasions. He indicated that another property in the area was permitted to build within two meters of the creek. He advised of another property he owns on Falconbridge Road abutting a subdivision which was zoned 'future development'. It has been changed partly to 'industrial' and partly to 'single residential'. He feels the part that is zoned 'industrial' is landlocked as a residential area fronts this part of his property. He would like the zoning of this property to remain 'future development'.

Mart Kivistik

Mart Kivistik indicated he is addressing this group as citizen and secondly as a planner. He has major concerns with the replacement of five residential designations to only one designation called "Living Area 1" which would permit all forms of housing from single family detached dwellings to high rise buildings. He advised of a Richmond Hill matter where the Ontario Municipal Board found that there was no clear method to determine the zoning of property and stated this was contrary to planning principles. Richmond Hill will prepare a development plan which is not part of the Official Plan but will conform to the Official Plan. He feels there is no commitment in the draft Official Plan to protect single and double family areas. He strongly urged the Committee to review this matter with a view to leaving the previous designated uses. This would provide clarity and would not leave decisions to the discretion of Council.

André Thibert

André Thibert made an electronic presentation regarding the Barry Downe extension on behalf of 'a committee of concerned citizens of the City of Greater Sudbury'. He indicated that the Official Plan is a complex document that will significantly impact the quality of life and economic development of the City and feels that there was insufficient time for input and inadequate notice given. He outlined two objectives: that an environmental assessment of the Barry Downe extension to Bodson Drive be initiated as soon as possible identifying the pathway, cost analysis and time frame of construction and that all other variances and consequences of the new road be adjusted.

In support of this argument, Mr. Thibert and his group believes that an alternate road access to Val Caron, Hanmer and Capreol is

PUBLIC HEARINGS (cont'd)

OFFICIAL PLAN - FINAL DRAFT (cont'd)

André Thibert
(cont'd)

warranted for safer transportation. He outlined eight roadway improvement priorities to MR 80 proposed within the next five to ten years at a total cost of \$73.5M which amount he suggests could be better invested in an alternate route. He also stated that the Barry Downe extension need not be a four lane road; it could be the same width as the Chelmsford Lively extension. He then listed the other 17 supportive arguments for the Barry Downe extension as follows:

1. new population growth as a result of the upcoming Nickel Rim Mines;
2. intensification of housing development to maximize return on investment of existing infrastructure;
3. to provide more affordable housing and various types of housing to citizens;
4. to maximize economic development of these communities;
5. to alleviate an already over congested highway to Sudbury;
6. to improve safety of transportation;
7. to alleviate congestion of the Lasalle and Notre Dame intersection;
8. to favour development of housing projects north of Lasalle Boulevard extending to the Garson area;
9. to access two beautiful lakes;
10. to possibly have the nicest and largest nature park;
11. to drastically improve travel time and contribute significantly to energy conservation and reduction of green house emissions;
12. to improve access to the airport and to market this strategy;
13. to connect to the main road going to Val Caron;
14. to offer an alternate and more direct route to ore and slurry trucks, heavy industrial transports and other large commercial vehicles;
15. to better link Capreol for everything it has to offer;
16. to better link the many communities of Greater Sudbury;
17. to harmonize all of Greater Sudbury.

Raymond
Jacques

Raymond Jacques indicated he is the chair of Lo-Ellen Park Residents' Association. With respect to traffic, he stated there should be a breakdown in categories for collector roads as there is a large difference between 1,000 cars per day and 12,000 cars per day. He also stated more information should be provided as to what constitutes a collector road and there should be a distinction on maps indicating whether or not indicated collector roads are presently built to collector status. He feels that designated collector roads in the Lo-Ellen area should be reexamined having regard to

PUBLIC HEARINGS (cont'd)

OFFICIAL PLAN - FINAL DRAFT (cont'd)

Raymond
Jacques
(cont'd)

the above. He also feels that there should be future development east of Hunter Street only if Hunter Street is extended to Regent Street and Armstrong Street. Also, he stated that the new Plan should examine an alternative that separates the traffic associated with new developments from the existing Lo-Ellen.

With respect to infrastructure, he indicated there are now sewer back ups in the Lo-Ellen area. He asked, if new development is permitted before the rock tunnel is completed and residents suffer sewer back up, will the City consider a compensation plan.

With respect to parks, he indicated the City should acquire the land around the south part of Bennett Lake.

With respect to the zoning, he stated the Official Plan should be more resident conscious. When the City evaluates a development, it should take into consideration the impact on area property values. He suggested that the old zoning designations be maintained. He also feels that the ten-day notice given when an application is made is not sufficient. He feels area residents should be notified at the beginning of the application, two months before the public hearing and ten days before the hearing.

Dave Kilgour

Dave Kilgour made an electronic presentation to the Committee. He indicated he was dismayed that in this long document there is concerted wish by the downtown area to reinstate VIA in downtown Sudbury and not Capreol. He stated that VIA is important to the community of Capreol. He also stated this may be the first step if we wish to become a community of communities. It can change a 40 minute, 34 kilometre trip to a 20 minutes, 16.2 kilometre trip by rail from Capreol to Sudbury. He indicated that the draft Official Plan healthy community policy for a unified city is to recognize that we are a city of neighbourhoods and communities each contributing in a unique way, to recognize that volunteers and non-profit agencies enhance spirit and pride and to encourage volunteerism by making public facilities available for meetings and activities.

With respect to road improvements, he mentioned that some Environment Assessment studies need to be done: the Maley Drive extension, which he stated has been number one on the priority list for years, and the alternate access route to Laurentian University. He asked how the Laurentian route had attained such a high priority. He indicated that these are the questions being asked

PUBLIC HEARINGS (cont'd)

OFFICIAL PLAN - FINAL DRAFT (cont'd)

Dave Kilgour
(cont'd)

by the taxpayers of the north end of the City where there are several hundred lots ready for development. He stated the citizens are here as a group to request, not that the Barry Downe extension be done immediately but, that it not be removed from the draft Official Plan and the Environmental Assessment studies. He noted that of the 45 other projects, much of the work will be in the centre of the City; projects are being denied in Valley East in favour of the centre of the City. He would also like to see the development of a set of transportation performance monitoring statistics placed number one on the list. He stated that the citizens of the Valley are approaching 50 per cent of the population and will be the future citizens of our city. He stated that the Barry Downe extension would provide a shorter, less busy and safer route between the centre of the City and the Valley without hundreds of driveways and turnoffs.

A petition which was represented to contain approximately 3,000 names to 'reconsider the construction (extension) of Barry Downe Road to Notre Dame Street in Hanmer' was presented to the Committee.

Marc Tasse

Marc Tasse spoke on behalf of the Valley East Community Action Network (VECAN). He stated that, whether amalgamation was a good thing or not, it is here and we must move on. He indicated the VECAN feels there is a flaw in the draft Official Plan. It is unrealistic to expect the average citizen to understand what the document means and it is not workable as presented. He took issue with Section 16 which deals with healthy communities and feels it should be reviewed. He advised the draft Plan was never mentioned to his group and Valley East residents were not advised of the changes and the effects of such changes. Members of the VECAN were invited to attend the open houses where there were maps and they were told to 'look and ask questions'. There was never any consultation. With respect to the seven laning of MR 80, he advised the residents on this road would not be pleased. He stated that the Official Plan should be a document that states what will be done within certain time lines. It must be simpler for citizens. It should be a vision for the future to bring the communities of the City together. He mentioned the draft Official Plan slogan and commented as follows:

- People Engaged - people have to be involved
- Places Defined - one can not lose the history of what is there, the citizens must know they will not be forgotten or ignored
- Progress Driven - it must be meaningful so it will be used

PUBLIC HEARINGS (cont'd)

OFFICIAL PLAN - FINAL DRAFT (cont'd)

Marc Tasse
(cont'd)

He asked the Committee not to rush the adoption of this draft Official Plan and to review it to be sure it is the best for the community, creating a true vision that will drive the community for the next twenty years and make the citizens proud.

Mac Sinclair
for Inco

Mac Sinclair was present on behalf of Inco Limited who was involved in the creation of the present Official Plan in the 1970's. Since then, Inco has had significant interest in the many amendments to the Plan, the development of many secondary plans and the many zoning by-laws which followed and has provided comments concerning this draft Official Plan. They have been working with Planning Services since this undertaking began in 2002 and appreciate Staff's interest in their comments and consideration of their needs. He indicated that Inco did not get everything they asked for but are satisfied with the final draft of the Official Plan. He stated it was important to emphasize that Inco:

- a) concurs with Section 8.0 - Water Resources, Section 9.0 - Natural Environment and Section 10.0 - Protecting Public Health and Safety as these policies are consistent with Inco's mandate;
- b) accepts the site plan control policy in the draft Official Plan;
- c) relies upon the provisions, as it plans for its future in the Sudbury Basin, that by-laws in effect at the time of adoption of this Plan will be deemed to be in conformity with this Plan until amended or rescinded.

Mac Sinclair for
Ethier Sand &
Gravel Limited,
Lo-Ellen Heights
Investments
Limited and
Dalron
Construction
Limited

Mac Sinclair was also present on behalf of Ethier Sand and Gravel Limited, Lo-Ellen Heights Investments Limited and Dalron Construction Limited, owners of lands north of Regent Street South, adjacent to the Petro Canada Station, to the Laurentian University Campus. The designation of these properties as 'living area 1' is acceptable. The concern of the parties is the width of the roadway of 61 metre or 200 feet. Normal road widths are 66 feet with a paved road of approximately 26 to 28 feet plus approximately 16.5 feet on each side of the curb. He feels the road width is overly ambitious and costly to develop and maintain. He gave a few examples of existing road width designations as follows:

- a) Paris Street/Notre Dame Avenue - 36 metres/118 feet;
- b) Lorne Street/Brady Extension/Kingsway to Falconbridge Road - 36 metres/118 feet;
- c) Regent Street from Petro Canada Station to York Street - 36 metres/118 feet;
- d) Ramsey Lake Road - 36 metres/118 feet;

PUBLIC HEARINGS (cont'd)

OFFICIAL PLAN - FINAL DRAFT (cont'd)

Mac Sinclair
(cont'd)

- e) Lasalle Boulevard - 30 metres/98 feet;
- f) Falconbridge Road from Kingsway to Lasalle Boulevard - 36 metres/118 feet.

He indicated that the only other roads that are designated at 61 metres/200 feet are the proposed Maley Drive extension to Highway 144 and the third phase of Lasalle Boulevard. He stated that the only road classification category which set a width in the range of 61 metres/200 feet is a primary arterial road (major highway). He pointed out that the cost of construction of a four lane road would be \$20M as opposed to \$6M for a two lane road. A long term consideration is the cost of maintaining such road by the taxpayer. He also stated that Section 21.4.6 of the draft Official Plan restricts access on the west of the road to one entrance at the south and he feels that there should be a further access at the northern entrance.

Recess At 7:34 p.m., the Planning Committee recessed.

Reconvene At 7:43 p.m., the Planning Committee reconvened.

Debbie Jenkins

Debbie Jenkins advised that she is a wildlife biologist and an environmental enthusiast. She stated the City of Greater Sudbury is 3,600 km² in area and has a huge responsibility to fauna, flora and ecosystem. She indicated the City is often promoted as forward thinking and the draft Official Plan states it is 'a world leader in environment protection, rehabilitation and innovation'.

She feels the draft Official Plan is full of contradictions and is misleading. She stated that Section 1.3.3 of the draft Plan provides for land use policies which protect our natural resources to support long-term economic growth including mining, aggregate and agricultural lands and feels that mining and aggregate are not associated with natural resources protection. She indicated Section 9.0 of the draft Plan stated that a healthy environment is critical to quality of life but the draft Plan falls short of protecting the environment as only a small number of features are addressed. Records on species distribution are incomplete, areas are not identified and species have not been monitored. She also indicated that there is no comprehensive evaluation of wetlands and only one significant wetland has been identified by the province. She stated that wildlife habitats are not protected by the draft Official Plan. She also stated the draft Plan has no protection for parks and open spaces, no protection for the ecosystem and does not demonstrate leadership.

PUBLIC HEARINGS (cont'd)

OFFICIAL PLAN - FINAL DRAFT (cont'd)

Paul Temelini

Paul Temelini stated he finds the draft Official Plan is taking away the rights of the individual. He owns a property behind the Data Centre and is in the process of rezoning the land for a seniors apartment building. It is now zoned 'future development' and the new Plan would designate it 'parks and open space'. He is hopeful his rezoning application is approved before the new Official Plan comes into effect. He also advised he owns a property where he proposes to build a golf course. The Plan shows roads going through this property which is not compatible with his proposal. With respect to a certain property in the Richard-McFarlane Lake Flats, he advised the property is zoned for estate lots and the draft Plan does not show it as this designation. He feels the current designation (Comprehensive Unit Development Area Institutional or Estate) should continue as removing said designation could result in the loss of significant amounts of money. Also, he owns abutting lands which are presently zoned 'institutional' and 'rural' and he would like the same designation extended to his property. He stated the draft Plan is down zoning his properties. He feels the rights of land owners are being taken away and would like to see if there is a way to resolve these matters.

Pirkko Laakso

Pirkko Laakso spoke on behalf of her parents, Pentti and Vieno Laakso. They are strongly opposed to the proposed designation of their lands, along MR 35 between Azilda and Chelmsford, to the agricultural reserve. She stated the lands are unsuitable for productive farming and they wish to subdivide the land for their own family and also for the real estate market. She stated that her parents purchased the land in 1952 and tried farming, unsuccessfully, for five years and the lands have not been farmed for over 45 years. The top soil has been removed and the land is hard, dry clay. She also stated that the lands have been polluted for over 100 years by sulphuric acid and heavy metals from the mining companies and lead from years of heavy traffic along the highway. Also, the local climate is a detriment to farming and there is no market for the crops. She further stated that most local farmers must take on second jobs in order to support their family and farms. They are required to pay higher taxes, water, sewer, gas, hydro, etc. without any return benefits. She indicated that the best agricultural lands in southern Ontario are rapidly being developed into subdivisions and asked why they should be forced to farm when it is not productive. She advised that her father attempted to create an 18 lot subdivision which he cancelled due to the cost of servicing the properties at a loss of over \$100,000 for engineering and legal services. They were later allowed to

PUBLIC HEARINGS (cont'd)

OFFICIAL PLAN - FINAL DRAFT (cont'd)

Pirkko Laakso (cont'd) subdivide eight lots with restrictions. As they would like to see growth in their community, she stated there is a need to plan ahead with newer subdivisions for younger families in the community.

Martha Musico, Mayor & Council's Children First Roundtable Martha Musico spoke on behalf of the Mayor and Council's Children First Roundtable. She stated they were pleased to have an opportunity to review the draft Official Plan which raised the profile of children in Sudbury. She stated that her group made a number of recommendations which were taken into consideration in the final document. They are looking forward to the implementation of the new Official Plan.

Kristi Arnold, Dalron Construction Limited Kristi Arnold, on behalf of Dalron Construction Limited, advised that they were not consulted regarding the Official Plan. However, she did review the draft Official Plan on the basis of how it would affect Dalron and properties they own. They feel there are some aspects of the Plan that are impractical. It is her understanding that their previous planner did forward comments but there are quite a few items she would like to discuss. She asked that, prior to any approval by Council, they have a opportunity to meet with Planning Services to go over their concerns in detail.

With respect to urban expansion, she indicated the draft Official Plan is to provide for a healthy community with accessible recreational programs and facilities. Dalron has property across from the Valley East Recreation Centre with municipal services available. The development of this land supports the accessible recreation mandate yet this property can not be developed for 20 years and therefore she feels this property should be designated as 'living area 1'.

With respect to new roads, she stated they object to Section 21.4.7 of the draft Official Plan dealing with the South End stating that it shall be the policy of Council to require a connected street pattern or other alternatives to reduce the need for cul-de-sacs and to provide linkages to future developments on abutting lands as it is impractical. She indicated that people like cul-de-sacs because the area is quieter and safer for families and homes in these areas attract a higher price. She also stated that the majority of land is rock. The draft Official Plan proposes that 'there will be no significant change to the visual asset provided by the landform feature'. She feels it is unfair to be unable to develop on hilltop property which development commands higher prices and this should be reviewed.

PUBLIC HEARINGS (cont'd)

OFFICIAL PLAN - FINAL DRAFT (cont'd)

Kristi Arnold
(cont'd)

With respect to urban tree canopy, she feels it is not practical and is costly and should be reviewed. She stated that the lot grading policy makes it difficult to save trees and feels it does not make sense with the City's terrain.

With respect to storm water, she feels this section of the draft Official Plan should be examined at length. The new requirement for catch basins will add \$4,000 to the development of a lot. She stated this should be deferred in order to allow the Development Liaison Advisory Committee to form a subcommittee to review this matter. The draft Plan is a policy to detract rather than encourage development and is not progress driven.

Scott Wood

Scott Wood indicated he is a resident of Capreol and lives next to the old Riviera Hotel property. He is concerned about the enjoyment of his property. People use the back alley way and he is concerned about safety of his family as well as their privacy. He is also concerned about the Legion having a patio on that property where people will be drinking and looking into his back yard. He indicated he wants his rights protected.

Evelyn Dutrisac

Evelyn Dutrisac stated she is in opposition to certain properties being designated as agricultural land. She stated other families are also upset as they feel they no longer have power over their own lands. She advised that the Dutrisac family farmed their land on Séguin Street in Chelmsford from 1935 to the early 1960's. At that time, farmers could survive because of low taxes and few expenses and by the 1970's it became no longer viable. In 1983, she and her husband planted a large garden to supply a fruit market and this was a one time venture as they could not sell their produce. She stated that food consumption changes, internationalism and macroeconomic forces, technological changes and environmentalism have had profound implications on farming. She advised that their soil is type 3 soil according to the Ministry of Agriculture and also that the astronomical price of machinery does not make it viable to farm a 70 to 100 acres parcel of land. She also advised that there is no tractor and machinery sales agent in the community nor is there a slaughter house for cattle in the City, the closest being in Sturgeon Falls and North Bay. She noted that there is no longer a Ministry of Agriculture office in the City. She asked that people be allowed to develop subdivisions on lands with class 3 soils which would be less costly than on rocks in the south part of the City. All areas of the City should be developed and become economically and socially viable for the residents. She

PUBLIC HEARINGS (cont'd)

OFFICIAL PLAN - FINAL DRAFT (cont'd)

Evelyn Dutrisac (cont'd) feels that farms which have already been stripped of their top soil should not be zoned agricultural as they are clay based where planting and cultivating is very difficult. However, she stated, vegetation will restart within 90 days of striping a clay base farm and clay base farms do not generate dust as do red loam farms. She feels that farms which were purchased by top soil producing contractors for the purpose of supplying top soil to the City of Greater Sudbury and its residents should be grandfathered to be exempt from restrictions as this restriction will force contractors to obtain top soil in very restricted areas causing the cost of top soil to skyrocket. She is asking that the owners of properties on MR 35 be allowed to have a say in the future of their lands.

Recess At 8:43 p.m., the Planning Committee recessed.

Reconvene At 8:48 p.m., the Planning Committee reconvened.

Chris Sowa (cont'd) Chris Sowa advised he was a planner and feels there is too much in the draft Official Plan. He indicated that the present Plan shows a sewage trunk capacity of 185,000 and that population has not yet been reached. With respect to the implementation section of the present Plan, he understood that the policy of Council was to undertake no public work or pass any by-law for any purpose which does not conform with the Plan and asked why we are paying for the rock tunnel if it is not in the Plan. He stated that the Lo-Ellen area is a nice community and all they want is the present zoning designations. He further stated that there is much land in the City of Greater Sudbury and there is no need to squeeze people in one area. He suggested two cul-de-sacs to enclose the Lo-Ellen area which would make the area residents happy.

Barry Cotton Barry Cotton indicated he is a resident of Lo-Ellen and has been working with the Planning Department for the last 20 years on behalf of the South Side Ratepayers Association. He stated that most of the points he wished to talk to had already been covered. His key concern is with respect to Section 3 - Living Areas which provides for one living area designation replacing the existing categories. He feels the ratepayers and their investment into their homes and lifestyle need to be protected. Also, he feels the criteria for rezoning are too broad and the terms are open to many interpretations. He feels Section 3 needs to be reviewed as the existing system works.

PUBLIC HEARINGS (cont'd)

OFFICIAL PLAN - FINAL DRAFT (cont'd)

- Norman Paquette Norman Paquette spoke regarding a piece of property he owns in Valley East at the corner of Kenneth Drive and Highway 69 which is being designated 'living area 1'. He advised that there is a lack of commercial use area and he suggested that commercial use areas be looked at again. He stated his property has municipal services and there is a turning lane at that intersection. He asked that, if this matter is deferred, the designation of his parcel of land be reviewed.
- Suzanne Daoust Suzanne Daoust stated she can not grow anything on her land and people want to develop. She does not have municipal sewer services but septic systems could be installed. She asked for an explanation of why she can not split her property.
- Don Theriault Don Theriault indicated he purchased his property from his parents and now he is being told he can not do anything with his land. He is being told it is agricultural; however, he is not interested in farming. He feels these plans are not made in the public's interest. He stated some of his land is stripped and some is not and his plan is to strip the soil, which is clay based, and subdivide the properties. He advised that he has been approached by potential purchasers and, being able to do nothing, he feels cornered. He stated he is supplying the City of Greater Sudbury with top soil and shortly other City departments will tell him he will not be able to continue to do so. He indicated that most properties between Chelmsford and Azilda are stripped and land owners should be allowed to split their lands.
- Mike Soenens Mike Soenens indicated he is co-chair of the Agricultural Advisory Committee. He indicated that what is recommended as agricultural reserve is a requirement of the Province. He stated that the present Official Plan provides for the protection of 79,000 acres of agricultural lands. The draft of the new Official Plan provides for 14,000 acres while his committee recommended 34,000 acres.
- Nathalie Gara-Boivin Nathalie Gara-Boivin stated that her group, as young professionals, submitted comments regarding the draft Official Plan. Because of the cost of gas and transportation, she suggested that, during development, larger roadways be constructed to allow for bicycle trails. Also, there should be a better transit infrastructure as citizens will depend on transit due to the rising transportation costs. She also indicated that multi-housing developments is what young professionals want as they are not ready to purchase single family dwellings. She stated that there is a need for green space, trails and open space and that they be protected.

PUBLIC HEARINGS (cont'd)

OFFICIAL PLAN - FINAL DRAFT (cont'd)

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.

With the concurrence of Council, Councillor Reynolds moved that the decision be deferred in order to obtain additional information.

Adjournment

Recommendation #2006-80:

Caldarelli-Thompson: That we do now adjourn.
Time: 9:41 p.m.

CARRIED

CLERK DESIGNATE

COUNCILLOR RON DUPUIS