

**THE FIRST SPECIAL MEETING OF THE PLANNING COMMITTEE  
OF THE CITY OF GREATER SUDBURY**

---

**Council Chamber  
Tom Davies Square**

**Monday, May 15th, 2006  
Commencement: 5:35 p.m.  
Adjournment: 8:00 p.m.**

**COUNCILLOR RON DUPUIS PRESIDING**

Present Councillors Bradley, Caldarelli, Reynolds (A5:45pm), Thompson

Councillors 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; K. Carre, Planning Cartographer Technician; D. Nadorozny, General Manager of Growth and Development; G. Clausen, Director of Engineering Services; B. Falcioni, Director of Roads and Transportation; E. Labelle, Clerk Designate; M. Laalo, Licensing & Assessment Clerk; F. Bortolussi, Planning Committee Secretary

News Media Northern Life; Sudbury Star

Declarations of Pecuniary Interest None declared

**REFERRED AND DEFERRED MATTERS**

**OFFICIAL PLAN**

Report dated May 12th, 2006 was received from the General Manager of Growth and Development regarding City Official Plan.

The Public Hearing regarding the City Official Plan Final Draft was held at the Planning Committee Meeting of May 2nd, 2006. The Public Hearing was completed and, at that time, the Committee agreed that the decision be deferred in order to obtain additional information from staff.

An electronic presentation was made by Planning Services Staff regarding the City Official Plan.

The Director of Planning Services gave a brief overview of the process. He indicated this process will consolidate 13 planning documents into one. He also indicated that in the preparation of the new plan, consideration had to be given to

## **REFERRED AND DEFERRED MATTERS (cont'd)**

### **OFFICIAL PLAN (cont'd)**

the new Provincial Policy Statement which came into effect in 2005. The new Provincial Policy Statement requires that plans be consistent with the Policy Statement. He indicated there was ample opportunity for public to be engaged in the process beginning with the background studies which were done in 2002 and 2003. The public had 90 occasions to be involved through public meetings, open houses, presentations to various groups, etc. and 112 submissions were received. He stated that 46 public meetings were advertised in local newspapers in both official languages and notices were sent 30 days prior to the meeting of May 2nd, 2006. He advised that the zoning by-laws are not changing and the new Official Plan will have no impact on people's rights. Given that the public hearing was held, Council must make a decision and then the Plan will be forwarded to the Ministry of Municipal Affairs and Housing for approval. The Ministry will approve it or request changes and, once they render a decision on the Plan, it will be possible to appeal.

With respect to the issue of the Barry Downe extension, the Manager of Community and Strategic Planning indicated that it is now, as a result of the Transportation Study, designated as a conceptual road to be considered in any future Class Environmental Assessment study on Municipal Road 80. It is not included in the list of short, mid or long-term priorities. The options presented to the Committee are: to retain the Barry Downe extension as a conceptual road or add it as a long-term road improvement priority.

With respect to the issue of the right-of-way width of the new road link to Laurentian University, Manager of Community and Strategic Planning indicated that the access road was planned as a parkway with up to four vehicular traffic lanes, a median with trees, bike path, pedestrian walkway, storm drainage, utility corridors and adequate buffering of adjacent residential areas with trees which resulted in the possible need for a 61 metre right-of-way. Staff's recommendation to the Committee is that the wording be changed to indicate a width of 'up to 61 metres.

With respect to the issue of Living Area 1 Designation which replaces all existing residential designations, Senior Planner Mark Simeoni indicated that this is consistent with the approach to simplify the Plan and is the recent approach adopted by other Ontario cities. Present low, medium and high density zones are set out in the zoning by-laws which are not changing. He outlined the general intent of Living Area 1 Designation and the rezoning criteria when dealing with a proposed development. The options presented to the Committee are: to retain the Living Area 1 Designation or to revert to four residential land use designations.

With respect to the issue of environmental policies in the Plan, the Manager of Environmental Planning Initiatives indicated that the policies meet the requirements of the new Provincial Policy Statement. Many other plans were

## **REFERRED AND DEFERRED MATTERS (cont'd)**

### **OFFICIAL PLAN (cont'd)**

looked at during the process and regard was had to the Ministry of Natural Resources. He outlined the environmental policy highlights and the Environmental Impact Studies.

With respect to the issue of the Agricultural Reserve, Senior Planner Tin Chee Wu indicated that the Provincial Policy Statement requires the identification of prime agricultural lands in the Official Plan. The method utilized for the Agricultural Study was the LEAR process. He advised that the Agricultural Advisory Panel, which also sits as the LEAR committee, recommended 77,715 areas of agricultural reserve in the first draft of the Plan. After input from the public and the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA), two options were presented in the second draft: 42,105 acres by the Agricultural Advisory Panel and 14,500 acres by OMAFRA. As the new Provincial Policy Statement does not permit non-agricultural severances within the Agricultural Reserve and as the OMAFRA option represents the area acceptable to the Province as prime agricultural land, the Plan provides for an Agricultural Reserve of 14,500 acres.

With respect to Site Specific Requests, the Manager of Community and Strategic Planning indicated that with the exception of three properties, all properties retained existing or comparable designations. He explained the rationale of the designation of several properties.

The Manager of Community and Strategic Planning also spoke on the issues of the request to add a second access to the new University link from the Lo-Ellen neighbourhood; cul-de-sac policy; pedestrian, bike and road linkages; urban tree canopy; hilltop features, notice requirements and Lo-Ellen road network/collectors; the Capreol Community Improvement Plan; and CN VIA service.

With respect to notice, the Director of Planning Services indicated that notice requirements are being met; however, there is an option of placing the notices on the City's website. Councillor Caldarelli asked if all applications could be placed on the City's website as they are received. Councillor Bradley asked about applicants being informed of Staff's recommendations in light of a recent matter before the Planning Committee.

Councillor Bradley mentioned a property on Montee Principale where the owner wishes to move the boundary line 200 feet in order to change the designation from agricultural reserve to rural. He asked if the Ministry could be contacted in this regard and the Director of Planning Services indicated it may be better to wait until the Ministry's comments are received instead of dealing with only one issue.

## **REFERRED AND DEFERRED MATTERS (cont'd)**

### **OFFICIAL PLAN (cont'd)**

The Committee discussed the above matters and the following recommendation was presented:

#### **Recommendation #2006-01:**

Thompson-Caldarelli: THAT the proposed Official Plan be adopted with the following:

1. revisions as outlined in Part 5 of Report dated April 20th, 2006 from the General Manager of Growth and Development;
2. revisions as outlined in Addendum dated May 2nd, 2006;
3. That the proposed Official Plan be revised to indicate the Barry Downe Road extension as a long-term roadway improvement as follows:

Add the following to Section 11.2.2.1, Long-Term Roadway Improvements as Part 3:

Extend Barry Downe Road north to Hanmer.

Delete Section 11.2.2.2, Conceptual Road.

Modify *Schedule 6, Transportation Network* to indicate the Barry Downe Road extension as a Proposed Road by removing the arrow and inserting a dotted line.

4. That *Schedule 7, Road Right-of-Way Widths* be revised to indicate a right-of-way width of "up to 61 metres" for the new University link.
5. That the community of Capreol be added to the list of areas identified for Community Improvement Plans in Section 15.2 of the proposed Official Plan.

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

**CARRIED**

**ADJOURNMENT**

**Recommendation #2006-02:**

Caldarelli-Thompson: That we do now adjourn.  
Time: 8:00 p.m.

**CARRIED**

\_\_\_\_\_  
CLERK DESIGNATE

\_\_\_\_\_  
COUNCILLOR RON DUPUIS