

**THE FIFTIETH MEETING OF THE PLANNING COMMITTEE  
OF THE CITY OF GREATER SUDBURY**

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Committee Room C-11  
Tom Davies Square

Tuesday, June 20th, 2006  
Commencement: 4:30 p.m.  
Adjournment: 8:05 p.m.

**COUNCILLOR RUSS THOMPSON PRESIDING**

Present Councillors Bradley, Caldarelli, Reynolds

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

Declarations of Pecuniary Interest None declared.

"In Camera" **Recommendation #2006-118:**

Bradley-Reynolds: 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 2006-100 and the Municipal Act, 2001, s.239(2).

**CARRIED**

Recess At 4:43 p.m., the Planning Committee recessed.

Reconvene At 5:27 p.m., the Planning Committee reconvened in the **Council Chamber** for the regular meeting.

**COUNCILLOR RUSS THOMPSON PRESIDING**

Present Councillors Bradley, Caldarelli, Reynolds

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

News Media Channel 10 News; Sudbury Star

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 recommendation emanated therefrom:

Purchase of Land **Recommendation #2006-119:**  
Lasalle Blvd. Road

Improvements,  
1152 Lorraine  
Street, Sudbury Bradley-Reynolds: THAT Council of the City of Greater Sudbury authorize the purchase of 1152 Lorraine Street, Sudbury, legally described as PIN 73601-0101 (LT), Lot 9, Plan 1B, Sudbury, from Beatrice Bergeron subject to the terms and conditions outlined in the report dated June 14th, 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;

AND THAT the acquisition be funded from the 2006 Capital Roads Project Budget.

**CARRIED**

## **PUBLIC HEARINGS**

### **APPLICATION FOR REZONING TO PERMIT THE TEMPORARY USE OF A GARDEN SUITE FOR A PERIOD OF TEN YEARS, 1408 GRAVEL DRIVE, HANMER - CECILE RIVEST**

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

Report dated June 12th, 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 temporary use of a garden suite for a period of ten years, 1408 Gravel Drive, Hanmer, Cecile Rivest.

Letter dated June 20th, 2006 from Councillor Dupuis, Ward Councillor, in support of this application was distributed to the Committee.

Cecile Rivest, the applicant, was present along with her son, Daniel Rivest.

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:

**APPLICATION FOR REZONING TO PERMIT THE TEMPORARY USE OF A GARDEN SUITE FOR A PERIOD OF TEN YEARS, 1408 GRAVEL DRIVE, HANMER - CECILE RIVEST (cont'd)**

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**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 #2006-120:**

Reynolds-Bradley: THAT the application by Cecile Rivest to amend By-law 95-500Z being the Zoning By-law for the former City of Sudbury by passing a temporary use by-law in accordance with Section 39 of the Planning Act with respect to Parcel 2076 S.E.S., Lot 6, Concession 3, Township of Hanmer, City of Greater Sudbury, in order to permit a garden suite on the subject lands for a period of 10 years, be approved, subject to the following:

- a) That the temporary use by-law include a provision to allow the garden suite to be setback a minimum of 6 feet from the interior lot line.

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

**CARRIED**

**APPLICATION FOR REZONING TO PERMIT AN EXISTING MULTIPLE FAMILY DWELLING CONTAINING FOUR RESIDENTIAL UNITS, 209 HIGHWAY 17 EAST, WAHNAPIITAE - ROGER VAN SANTVOORT**

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

Report dated June 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 an existing multiple family dwelling containing four residential units, 209 Highway 17 East, Wahnapiitae, Roger Van Santvoort.

Marc Remillard of Desmarais, Keenan, Counsel for the applicant, and Roger Van Santvoort, the applicant, were present.

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

Marc Remillard indicated that the conditions in the recommendation were reviewed and the applicant is satisfied with said conditions.

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

**APPLICATION FOR REZONING TO PERMIT AN EXISTING MULTIPLE FAMILY DWELLING CONTAINING FOUR RESIDENTIAL UNITS, 209 HIGHWAY 17 EAST, WAHNAPITAE - ROGER VAN SANTVOORT (cont'd)**

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**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 #2006-121:**

Bradley-Reynolds: THAT the application by Roger Van Santvoort to amend By-law 83-304 being the Comprehensive Zoning By-law for the (former) Town of Nickel Centre as it applies to PINs 73481-0327 and 73481-0444, being Parcels 31203 and 12464 S.E.S., Lot 10, Concession 3, Township of Dryden, by changing the zoning classification from "C6", Highway Commercial Zone to "R3.D38", Multiple Family Residential Special zone be approved, subject to the following:

1. Prior to the passing of the amending by-law the applicant shall make application for building permit to the satisfaction of the Director of Building Services;
2. Prior to the passing of the amending by-law the applicant shall transfer Part 2, Plan 53R-9691 to the City of Greater Sudbury for easement purposes to the satisfaction of the Director of Building Services.

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

**CARRIED**

**APPLICATION FOR REZONING TO PERMIT A BUTCHER SHOP WITHIN AN EXISTING BUILDING ON THE PROPERTY, 1433 RADAR ROAD, HANMER - JEAN-MARC AND MURIELLE PHARAND**

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

Report dated June 9th, 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 butcher shop within an existing building on the property, 1433 Radar Road, Hanmer, Jean-Marc and Murielle Pharand.

Letter dated June 20th, 2006 from Councillor Callaghan, Ward Councillor, in support of this application was distributed to the Committee.

**APPLICATION FOR REZONING TO PERMIT A BUTCHER SHOP WITHIN AN EXISTING BUILDING ON THE PROPERTY, 1433 RADAR ROAD, HANMER - JEAN-MARC AND MURIELLE PHARAND (cont'd)**

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Marc Remillard of Desmarais, Keenan, Counsel for the applicants, was present.

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

Marc Remillard indicated that it is illegal to slaughter any domestic animals unless a person is properly licenced. At the present time in the Sudbury area, domestic animals must be brought to Astorville to be slaughtered, inspected and stamped with approval. They can then be brought back for butchering. However, wild animals can be slaughtered here. He stated that this proposal is not for a retail meat shop but rather for a business where slaughtered animals will be butchered for local farmers.

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 #2006-122:**

Reynolds-Bradley: THAT the application by Jean Marc and Muriel Pharand to amend By-law 83-300 being the Zoning By-law for the (former) Towns of Valley East and Onaping Falls by changing the zoning classification of Parcels 35114 and 35115 S.E.S., Parts 1, 2 and 3, Plan 53R-16942, Lot 7, Concession 1, Township of Capreol from "A", Agricultural Reserve to "A-Special", Agricultural Reserve Special be approved subject to the following:

1. That the amending by-law add a wild game and domestic farm animal butchering business to the uses permitted on the subject property.

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

**CARRIED**

**APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND REZONING TO PERMIT THE EXPANSION OF AN EXISTING SILK SCREENING BUSINESS AND RETAIL SPACE, 4049 HIGHWAY 69 NORTH, HANMER - 1039465 ONTARIO INC.**

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

Report dated June 12th, 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 expansion of an existing silk screening business and retail space, 4049 Highway 69 North, Hanmer, 1039465 Ontario Inc.

Letter dated June 20th, 2006 from Councillor Dupuis, Ward Councillor, in support of this application was distributed to the Committee.

Peter O'Bonsawin, the applicant, and Rheal Pitre, agent for the applicant, were present.

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

Rheal Pitre advised that the proposal provides for shipping deliveries and parking on the north side of the building towards the rear. Deliveries are presently made to the front door.

Jeff Bradley, area resident, indicated that presently people are working in the garage in the evenings with the windows open and it is very noisy for a family with young children. He was advised by the applicant that the proposed building will be air conditioned and that it will not be necessary to open the windows.

With respect to the recommendations, Rheal Pitre asked that the condition in the recommendation for the rezoning application requiring a site plan control agreement prior to the passing of the amending by-law be deleted and a site plan control agreement be required prior to the issuance of a building permit. The Manager of Development Approvals indicated Planning Services would have no objections to this amendment.

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 recommendations were presented:

**APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND REZONING TO PERMIT THE EXPANSION OF AN EXISTING SILK SCREENING BUSINESS AND RETAIL SPACE, 4049 HIGHWAY 69 NORTH, HANMER - 1039465 ONTARIO INC. (cont'd)**

**Recommendation #2006-123:**

Bradley-Caldarelli: THAT the application by 1039465 Ontario Inc. to amend the Valley East Secondary Plan to permit a floor area of 900m<sup>2</sup> (546m<sup>2</sup> main floor, 400m<sup>2</sup> basement storage) where a maximum of 300m<sup>2</sup> is permitted, and to permit the existing access onto Highway 69 North, be approved.

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

**CARRIED**

**Recommendation #2006-124:**

Caldarelli-Bradley: THAT the application by 1039465 Ontario Inc. to amend By-law 83-300 being the Comprehensive Zoning By-law for the (former) Town of Valley East to change the zoning classification of Parcel 18190 S.E.S., Lot 7, Concession 2, Township of Hanmer, from "C1" Local Commercial Zone to "C1-S", Local Commercial Special be approved, subject to the following:

- a) that the maximum gross floor area shall not exceed 900m<sup>2</sup>;
- b) that the permitted uses be limited in the by-law to the existing business of silk screening and accessory retail uses;
- c) that no accessory buildings, shipping containers, or trailers used for storage purposes shall be permitted;
- d) that exceptions be provided in the by-law to:
  - i) reduce the rear yard setback from 7.5m to 1.7m;
  - ii) reduce the required parking spaces from 29 to 15;
  - iii) reduce the required landscaping from 30% to 10%;
  - iv) require an opaque fence along the north boundary of the site and eliminate the requirement for a 1.5 metre planting strip.

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

**CARRIED**

**APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND REZONING TO PERMIT THE DEVELOPMENT OF A 139 UNIT RESIDENTIAL DEVELOPMENT ON THE SIXTH AVENUE GOLF COURSE, 320 SIXTH AVE, LIVELY - 1257620 ONTARIO LTD.**

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

Report dated June 9th, 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 139 unit residential development on the Sixth Avenue Golf Course, 320 Sixth Avenue, Lively, 1257620 Ontario Ltd.

Letter of concern dated June 15th, 2006 from Andrew Tapper, an area resident, was distributed to the Committee.

Letter of concern dated June 20th, 2006 from Joy Schroeder, an area resident, was distributed to the Committee.

Chris Perry of Perry & Perry Architects Inc., 174 Larch Street, Sudbury and Kristi Arnold were present on behalf of the applicant.

The Director of Planning Services outlined the applications to the Committee. He indicated that there was a change since the application was originally submitted. The total number of units has been reduced to 119 from 139.

Recess At 7:07 p.m., the Planning Committee recessed.

Reconvene At 7:13 p.m., the Planning Committee reconvened.

Chris Perry stated that the applicant is pleased to bring this new product to the City of Greater Sudbury.

With respect to water boosting stations, Chris Perry asked if they would be required on a phase basis. He was advised that a boosting station would not be required until it was warranted by a certain phase of the project.

Chris Perry asked if, in phase 1A, the units could be moved to the parking site and the parking to the site of the units. He stated this might be a better way of dealing with the slope of Meatbird Creek. He was advised that units are assigned to a parcel of property and can be placed anywhere within that parcel so long as all regulations are met. However, once a condominium plan is approved, it will no longer be possible to change the unit locations.

When asked about the timing of this project, Chris Perry advised that it is market driven and, as long as the market is still there, construction of the first phase is projected for the spring.



**APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND REZONING TO PERMIT THE DEVELOPMENT OF A 139 UNIT RESIDENTIAL DEVELOPMENT ON THE SIXTH AVENUE GOLF COURSE, 320 SIXTH AVENUE, LIVELY - 1257620 ONTARIO LTD. (cont'd)**

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Garth Wunsch, area resident, indicated he is not opposed to the proposed development. He stated that he lives on Twelfth Avenue and the water pressure is insufficient at the present time. He asked where the booster pump would be located and what effect the development would have on the current water pressure. He stated they have serious water pressure problems.

The Supervisor of Development Engineering indicated that the booster pump will most likely be close to the site as it is for the purpose of servicing the development. He also stated that the effect on the current water pressure should be neutral.

Anthony Fritz, area resident, indicated a small portion of the proposed development is behind his residence. He is concerned that the slope will be disturbed.

Chris Perry indicated that the proposal provides for a buffer zone and this slope is a natural buffer. He stated that the slope would basically be maintained.

Greg Dalton stated he has concerns regarding traffic. He asked for the standards of urban roads and collector roads indicating he feels there are no standards. He also asked if there would be any improvements to traffic control measures due to the additional traffic. He asked, if a traffic study was not undertaken, how is it known if sidewalks, crosswalks, etc. are needed. He stated that higher density projects should be planned closer to conveniences and services.

The Director of Planning Services indicated that two of the streets are collector roads and therefore would be of a higher standard than the urban roads. He also indicated that Transportation Engineering Services could provide information regarding standards. He stated that if traffic was an issue, Transportation Engineering Services would have provided comments to this effect for the staff report.

Raymond Jacques, chair of the Lo-Ellen Park Residents Association, asked for an explanation of gross density and net density. The Manager of Development Approvals advised that gross density deals with the whole development including roads and parks and net density deal with one lot only without including roads and parks; gross density being 36 and net density being 18.

Raymond Jacques asked if the two collector roads leading to the subject property are at collector road standards. The Director of Planning Services stated that collector roads in Lively may be different because of when they were

**APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND REZONING TO PERMIT THE DEVELOPMENT OF A 139 UNIT RESIDENTIAL DEVELOPMENT ON THE SIXTH AVENUE GOLF COURSE, 320 SIXTH AVENUE, LIVELY - 1257620 ONTARIO LTD. (cont'd)**

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developed. He further stated that roads are different throughout the City of Greater Sudbury.

Raymond Jacques asked if the developer would be responsible for all cost of the development and was advised the developer is responsible for all costs attributable to the development.

Kristi Arnold stated they had four meetings with area residents. She indicated this plan was developed due to the demand of the area residents for such development. She also stated that if Transportation Engineering Services felt a traffic study was necessary, they would have required one as they have in other developments.

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 recommendations were presented:

**Recommendation #2006-125:**

Bradley-Caldarelli: THAT the application by 1257620 Ontario Limited to amend the Official Plan for the Sudbury Planning Area by redesignating the lands forming part of Parcel 22159 S.W.S., Lot 7, Concession 6, Township of Waters, from "Parkland" to "Proposed Low Density Residential" and "Proposed Medium Density Residential" in the Secondary Plan for the Settlements of Walden, be approved, subject to the following:

- a) That the residential development is to be by way of plan of condominium;
- b) That a maximum of 119 residential units be permitted consisting of a mix of single and semi-detached, townhouse and apartment style units with the number of apartment units limited to a maximum of 60 with a maximum of 30 units in any one building with the building heights not to exceed 3 storeys;
- c) That the development of the lands be subject to site plan approval.

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

**CARRIED**

**APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND REZONING TO PERMIT THE DEVELOPMENT OF A 139 UNIT RESIDENTIAL DEVELOPMENT ON THE SIXTH AVENUE GOLF COURSE, 320 SIXTH AVENUE, LIVELY - 1257620 ONTARIO LTD. (cont'd)**

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**Recommendation #2006-126:**

Caldarelli-Bradley: THAT the application by 1257620 Ontario Limited to amend By-law 83-303 being the Zoning By-law for the (former) Town of Walden to change the zoning classification of part of Parcel 22159 S.W.S., Lot 7, Concession 6, Township of Waters, from "OR", Outdoor Recreation Zone to "R2-Special", Double Residential Zone-Special and "R3-Special", Medium Density Residential Zone Special, be approved, subject to the following conditions:

- a) That prior to the enactment of the zoning by-law:
  - (i) The applicant prepare and submit a geotechnical report addressing the slope of the Meatbird Creek valley and the siting of the residential units in phase 1A to the satisfaction of the City of Greater Sudbury and the Nickel District Conservation Authority;
  - (ii) The applicant provide the Development Services Section with a registered survey plan of the lands to be rezoned to R2 Special and R3 Special;
  
- b) That the amending by-law include a "H" holding provision restricting the use of the subject lands to those uses permitted in the "OR", Outdoor Recreation, until such time as the "H" is lifted, which may be lifted in phases upon the following being satisfied:
  - (i) The applicant demonstrating that water and sanitary services can be provided to the satisfaction of the General Manager of Infrastructure and Emergency Services;
  - (ii) The owner having entered into a site plan agreement with the City for the residential development and for any revisions required to the layout of the golf course to accommodate the residential development;
  - (iii) Draft plan of condominium approval.

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

**CARRIED**

## **PART I - CONSENT AGENDA**

The following recommendation was presented to adopt Items C-1 to C-3 contained in Part 1 of the Consent Agenda:

### **Recommendation #2006-127:**

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

**CARRIED**

## **MINUTES**

Item C-1 Report #5 VETAC Minutes <u>May 17th, 2006</u>	<b><u>Recommendation #2006-128:</u></b>  Caldarelli-Bradley: That Report #5, VETAC Committee Minutes of May 17th, 2006, be received.
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**CARRIED**

## **ROUTINE MANAGEMENT REPORTS**

Item C-2 Declaration of Surplus Land, Willow Street <u>Wahnapiatae</u>	Report dated June 14th, 2006 was received from the General Manager of Infrastructure and Emergency Services regarding Declaration of Surplus Vacant Land, Willow Street, Wahnapiatae.  <b><u>Recommendation #2006-129:</u></b>  Bradley-Caldarelli: THAT the property legally described as PIN 73482-0200 (LT), the remainder of Parcel 13879 S.E.S., except Part 1, 53R-5443, and Part 1, 53R-16823, Lot 8, Concession 4, Township of Dryden, Greater City of Sudbury, being vacant land on Willow Street, Wahnapiatae, be declared surplus to the City's needs.
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**CARRIED**

**PART I - CONSENT AGENDA (cont'd)**

Item C-3  
Declaration of  
Surplus Vacant  
Land, Howey  
Drive, Sudbury

Report dated June 14th, 2006 was received from the General Manager of Infrastructure and Emergency Services regarding Declaration of Surplus Vacant Land, Howey Drive, Sudbury.

**Recommendation #2006-130:**

Caldarelli-Bradley: THAT the property owned by the City of Greater Sudbury legally described as part of PIN 73582-0119 (LT), formerly Parcel 16828, S.E.S., Lot 114, Plan M-131, being part of Lot 3, Concession 3, Township of McKim, and measuring approximately 3,600 sq. ft. in size be declared surplus to the City's needs.

**CARRIED**

Adjournment

**Recommendation #2006-131:**

Bradley-Caldarelli: That we do now adjourn.  
Time: 8:05 p.m.

**CARRIED**

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CLERK DESIGNATE

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COUNCILLOR RON DUPUIS