

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

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

**Wednesday, July 11th, 2007
Commencement: 8:34 a.m.
Adjournment: 12:38 p.m.**

COUNCILLOR ANDRÉ RIVEST PRESIDING

Present Councillors Cimino, Berthiaume, Dutrisac, Caldarelli (A8:37am)

Staff B. Lautenbach, Director of Planning Services; R. Swiddle, City Solicitor; K. Forrester, Real Estate Co-ordinator; T. Lamarche, Deputy Clerk

Declarations of Pecuniary Interest None declared.

Closed Session **Recommendation #2007-180:**

Berthiaume-Rivest: That we meet in closed session to deal with nine acquisition/disposition of land 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 9:21 a.m., the Planning Committee recessed.

Reconvene At 9:35 a.m., the Planning Committee reconvened in the **Council Chamber** for the regular meeting.

COUNCILLOR FRANCES CALDARELLI PRESIDING

Present Councillors Cimino, Berthiaume, Dutrisac (D12:30pm), Rivest
Councillor Dupuis

Staff B. Lautenbach, Director of Planning Services; E. Taylor, Senior Planner; D. Nadorozny, General Manager of Growth and Development; C. Teale, Senior Planner; T. Lamarche, Deputy Clerk; J. Nelson, Clerks Services Co-ordinator; F. Bortolussi, Planning Committee Secretary

News Media CBC Radio Canada; Northern Life; Channel 10 News

Declarations of Pecuniary Interest None declared

MATTERS ARISING FROM THE CLOSED SESSION

Rise and Report Councillor Rivest reported the Committee met in closed session to deal with nine acquisition/disposition of land matters and the following recommendations emanated therefrom:

Sale of Vacant Land, Howey Drive, Sudbury

Recommendation #2007-181:

Dutrisac-Berthiaume: THAT the property legally described as part of PIN 73582 - 0119 (LT), formerly Parcel 16828 S.E.S., Lot 114, Plan M-131, Township of McKim, City of Greater Sudbury, Howey Drive, Sudbury, be sold pursuant to the procedures governing the disposal of limited marketability property as set out in By-Law 2003-294;

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

AND THAT the net proceeds from this sale be credited to the Land Acquisition Reserve Fund.

CARRIED

Sale of Vacant Land, Hillcrest Drive, Lively

Recommendation #2007-182:

Berthiaume-Rivest: THAT the property legally described as PIN 73375 - 0004 (LT), formerly Parcel 10373 S.W.S., being Part 25, Plan 53R-6077 and PIN 73375 - 0519 (LT), formerly Parcel 16949 S.W.S., being Part 28, Plan 53R-6077, part of Lot 5, Concession 4, Township of Waters, City of Greater Sudbury, Hillcrest Drive, Lively, be sold pursuant to the procedures governing the disposal of limited marketability property as set out in By-Law 2003-294;

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

AND THAT the tax sale administration fee be recovered and the remaining proceeds be credited to the Land Acquisition Reserve Fund.

CARRIED

MATTERS ARISING FROM THE CLOSED SESSION (cont'd)

Sale of Vacant
Land, Cross
Street, Sudbury

Recommendation #2007-183:

Berthiaume-Dutrisac: THAT the property legally described as part of Parcel 9623 S.E.S., being part of Lot 162, Plan M-95, Township of McKim, City of Greater Sudbury, Cross Street, Sudbury, be sold pursuant to the procedures governing the disposal of limited marketability property as set out in By-Law 2003-294;

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

AND THAT the net proceeds of sale be credited to the Land Acquisition Reserve Fund.

CARRIED

Sale of Vacant
Land, Horobin
Street, Sudbury

Recommendation #2007-184:

Dutrisac-Berthiaume: THAT the property legally described as part of PIN 73586 - 0411 (LT), being part of Lot 21, Plan 4-SC, Township of McKim, City of Greater Sudbury, Horobin Street, Sudbury, be sold pursuant to the procedures governing the disposal of limited marketability property as set out in By-Law 2003-294;

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

AND THAT the net proceeds of sale be credited to the Land Acquisition Reserve Fund.

CARRIED

Purchase of
Land, 2784
Kingsway,
Sudbury

Recommendation #2007-185:

Berthiaume-Dutrisac: THAT Council of the City of Greater Sudbury authorize the purchase of 2784 Kingsway, Sudbury, legally described as PIN 73561 - 0094 (LT), Lot 9, Concession 4, Township of Neelon, City of Greater Sudbury from Raymond Bissonnette and Denise Bissonnette;

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

MATTERS ARISING FROM THE CLOSED SESSION (cont'd)

Purchase of
Land, 2784
Kingsway,
Sudbury (cont'd)

AND THAT the acquisition be funded one-third from the Capital Financing Reserve Fund - Roads and two-thirds from the Solid Waste Reserve Fund.

CARRIED

Purchase of
Land, Part of
2600 Kingsway,
Sudbury

Recommendation #2007-186:

Dutrisac-Berthiaume: THAT Council of the City of Greater Sudbury authorize the purchase of part of 2600 Kingsway, Sudbury, legally described as part of PIN 73575 - 0287 (LT), Lot 9, Concession 3, Township of Neelon, City of Greater Sudbury from 1074112 Ontario Limited, plus reasonable legal fees;

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 Capital Financing Reserve Fund - Roads.

CARRIED

Purchase of
Land, Kingsway,
Sudbury

Recommendation #2007-187:

Rivest-Berthiaume: THAT Council of the City of Greater Sudbury authorize an agreement whereby, as part of the Kingsway Four Laning Project, the City will construct an entrance to the property owned by Canadian Shopping Centre (Sudbury) Inc. legally described as Firstly: part of PIN 73561 - 0141 (LT); and Secondly: part of PIN 73561 - 0243 (LT), Lot 9, Concession 4, Township of Neelon, City of Greater Sudbury, Kingsway, Sudbury;

THAT Canadian Shopping Centre (Sudbury) Inc. transfer the land required for the road project legally described as Firstly: part of PIN 73561 - 0141 (LT); and Secondly: part of PIN 73561 - 0243 (LT), Lot 9, Concession 4, Township of Neelon, City of Greater Sudbury, Kingsway, Sudbury, to the City of Greater Sudbury;

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

AND THAT the costs associated with the agreement will be funded from the Capital Financing Reserve Fund - Roads.

CARRIED

MATTERS ARISING FROM THE CLOSED SESSION (cont'd)

Reconveyance of Mining Rights to CVRD Inco Limited, Municipal Road 80, Val Caron

Recommendation #2007-188:

Dutrisac-Berthiaume: THAT the mining rights of the property legally described as Unit 1, Plan D-288 located in Lot 6, Concession 3, and Units 2 and 3, Plan D-288 located in Lot 4, Concession 2, Township of Blezard, City of Greater Sudbury, Municipal Road 80, Val Caron, be reconveyed to CVRD Inco Limited for nominal consideration;

AND THAT an appropriate by-law be passed authorizing the execution of the documents necessary to complete the reconveyance.

CARRIED

Purchase of Land, 2626 Kingsway, Sudbury

Recommendation #2007-189:

Berthiaume-Rivest: THAT Council of the City of Greater Sudbury authorize the purchase of 2626 Kingsway, Sudbury, legally described as PIN 73575 - 0286 (LT), part of Lot 9, Concession 3, Township of Neelon, City of Greater Sudbury from 1074144 Ontario Limited;

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

THAT the acquisition be funded from the Capital Financing Reserve Fund - Roads;

AND THAT the proceeds from the sale of the remaining property be credited back to this same reserve fund.

CARRIED

PUBLIC HEARINGS

APPLICATION TO PERMIT THE EXTENSION OF A TEMPORARY USE BY-LAW FOR A GARDEN SUITE FOR A PERIOD OF THREE YEARS, 2996 VALLEYVIEW ROAD, VAL CARON - LISE HENRI

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

PUBLIC HEARINGS (cont'd)

APPLICATION TO PERMIT THE EXTENSION OF A TEMPORARY USE BY-LAW FOR A GARDEN SUITE FOR A PERIOD OF THREE YEARS, 2996 VALLEYVIEW ROAD, VAL CARON - LISE HENRI (cont'd)

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

Report dated June 7th, 2007 was received from the Director of Planning Services and the General Manager of Growth and Development regarding an application to permit the extension of a temporary use by-law for a garden suite for a period of three years, 2996 Valleyview Road, Val Caron, Lise Henri.

Lise Henri, the applicant, was present.

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

Councillor Dupuis, Ward Councillor, indicated he has received no calls regarding this application nor did he when it first came before the Planning Committee. He stated these temporary uses are a tremendous asset to the City as it affords people, who are in need of extra care, the ability to remain close to family members. He asked that the Committee approve this application and waive the fees as it has been done in the past.

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 #2007-190:

Berthiaume-Cimino: THAT the application by Lise Henri as it applies to Parcel 46360 S.E.S, Part 1, 53R-9283, Lot 12, Concession 5, Township of Blezard, City of Greater Sudbury, in order to permit the extension of a temporary use on the subject property for a second dwelling unit (garden suite) for a period of 3 years, pursuant to Section 39 of The Planning Act be approved;

AND THAT the application fees be waived.

CONCURRING MEMBERS: **Councillors Cimino, Berthiaume, Dutrisac, Rivest, Caldarelli**

CARRIED

PUBLIC HEARINGS (cont'd)

APPLICATION TO EXTEND A TEMPORARY USE BY-LAW IN ORDER TO PERMIT OVERFLOW PARKING ON AN UNOPENED PORTION OF CHAPMAN STREET FOR A MAXIMUM TEMPORARY PERIOD OF THREE (3) YEARS, CHAPMAN STREET, SUDBURY - CITY OF GREATER SUDBURY (AGENT: GEORGE ROSSET)

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

Report dated June 22nd, 2007 was received from the Director of Planning Services and the General Manager of Growth and Development regarding an application to extend a temporary use by-law in order to permit overflow parking on an unopened portion of Chapman Street for a maximum temporary period of three (3) years, Chapman Street, Sudbury, City of Greater Sudbury (Agent: George Rosset).

George Rosset, agent for the applicant, was present.

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

George Rosset indicated that, when they built, it was obvious shortly after that parking would be a problem. He stated that they developed the leased lands, spent sufficient funds to bring it to its present well kept, manicured status and would purchase the lands if they were offered for sale. He asked the Committee for approval and waiver of the applicant fee.

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 #2007-191:

Cimino-Berthiaume: THAT the application by the City of Greater Sudbury (Agent: George Rosset) to amend By-law 95-500Z being the Comprehensive Zoning By-law for the (former) City of Sudbury as it applies to PIN 02123 - 0379 (LT), being an unopened portion of the Chapman Street road allowance west of Arthur Street, Plan M-243 in Lot 2, Concession 5, Township of McKim, City of Greater Sudbury in order to permit overflow parking for the business operation at 971 Lasalle Boulevard, Sudbury for a maximum period of three (3) years be approved subject to the following conditions:

PUBLIC HEARINGS (cont'd)

APPLICATION TO EXTEND A TEMPORARY USE BY-LAW IN ORDER TO PERMIT OVERFLOW PARKING ON AN UNOPENED PORTION OF CHAPMAN STREET FOR A MAXIMUM TEMPORARY PERIOD OF THREE (3) YEARS, CHAPMAN STREET, SUDBURY - CITY OF GREATER SUDBURY (AGENT: GEORGE ROSSET) (cont'd)

Recommendation #2007-191:

1. That no part of the parking area shall be located closer than 1.8 m to a residential lot, nor closer than 3 m to Arthur Street; and,
2. That the application fee of \$610 be waived.

CONCURRING MEMBERS: Councillors Cimino, Berthiaume, Dutrisac, Rivest, Caldarelli

CARRIED

APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND REZONING IN ORDER TO PERMIT THE CONSTRUCTION OF A TRAINING FACILITY FOR THE CARPENTERS, DRYWALL AND ALLIED WORKERS UNION LOCAL 2486, MARIER STREET, AZILDA - DOIRE TRUCKING LTD.

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

Report dated June 13th, 2007 was received from the Director of Planning Services and the General Manager of Growth and Development regarding applications for official plan amendment and rezoning in order to permit the construction of a training facility for the Carpenters, Drywall and Allied Workers Union Local 2486, Marier Street, Azilda, Doire Trucking Ltd.

Letter of opposition dated July 3rd, 2007 from Paula Helmer was distributed to the Committee members.

Petition in opposition received July 9th, 2007 with 78 signatures was distributed to the Committee members.

Letter of objection dated July 10th, 2007 from Gilles and Ginette Fraser was distributed to the Committee members.

Gabriel Parent of Carpenters' Union Local 2486, agent for the applicant, was present.

The Director of Planning Services outlined the applications to the Committee. He explained the applications were reviewed in terms of Official Plan policies,

PUBLIC HEARINGS (cont'd)

APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND REZONING IN ORDER TO PERMIT THE CONSTRUCTION OF A TRAINING FACILITY FOR THE CARPENTERS, DRYWALL AND ALLIED WORKERS UNION LOCAL 2486, MARIER STREET, AZILDA - DOIRE TRUCKING LTD. (cont'd)

land use compatibility and the Provincial Policy Statement pertaining to flood plain concerns. He stated that surrounding land uses in the area consist of residential uses and the proposed building location is within a designated restricted floodplain area. For these reason, Planning Services cannot support the applications.

Gabriel Parent advised that the Carpenters' Union Local 2486 made an offer to purchase the subject lands; which offer is conditional upon the rezoning of the lands. He stated that the proposed location of the building is on the southerly part of the property as this part appears to have the highest elevation. He further stated that they do not care where the building is located.

Mr. Parent made an electronic presentation. He provided a brief background of the Carpenters' Union as a whole and Local 2486. He explained there is skill shortage in the North and the proposed building will be the only private training facility in Northern Ontario to provide training and upgrading. He stated this is the first time they receive a grant (\$140,000 in this instance) to purchase new equipment and tools for training. He indicated office hours will be 8:00 a.m. to 5:00 p.m, Monday to Friday and closed on weekends and holidays and training hours will be 8:00 a.m. to 5:00 p.m, Monday to Friday from December to May with an occasional weekend session. He further indicated the courses will be held inside; therefore noise will not be an issue, and there will be no heavy equipment, chemicals or harmful substances at the location. He feels the proposal is similar to a school, and schools are located in residential areas. He stated they plan to fully landscape the property which will clean up the area and add value to surrounding properties. He provided the Committee members with copies of his presentation, photos of their present location and of other training centres. He also provided the Committee with a petition, signed by four people, and letter of support.

When asked, Mr. Parent indicated he did not have a meeting with the area residents; however, he did speak with the two neighbours across the street from the subject property. He also indicated he is aware of the petition in opposition of the proposal. He stated he spoke with the Ward Councillor requesting that she provide his telephone number to anyone who had concerns.

Barry Helmer, area resident, stated that he is not opposed to this proposal being in Azilda; however, he is opposed to the rezoning of residential property to commercial. He is also concerned that the subject property is in a designated flood plain. He indicated that the subject property is designated as 'Low Density

PUBLIC HEARINGS (cont'd)

APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND REZONING IN ORDER TO PERMIT THE CONSTRUCTION OF A TRAINING FACILITY FOR THE CARPENTERS, DRYWALL AND ALLIED WORKERS UNION LOCAL 2486, MARIER STREET, AZILDA - DOIRE TRUCKING LTD. (cont'd)

Residential' and the proposal conflicts with the Official Plan. He stated that the land use in the area is residential and the lands surrounding the site are residential and a training facility is not a use that should be found in a residential area. He feels that if the property is now rezoned for a specific commercial use it will be easier to have other uses approved in the future.

Mr. Parent advised that the proposal will meet their needs for the next 50 to 100 years. They have not intention of proceeding with this process only to sell the property in the near future.

Isador Zaldiner, area resident, indicated that the residents have seen a number of business leave the area. He feels this is an excellent opportunity for the community as it will have a spin off to other businesses in Azilda. He asked the Planning Committee to consider approving these applications.

Normand Gauthier, area resident, indicated he has been residing in Azilda since 1942 and provided some background regarding the subject land which was once his father's farm. He stated that, when the property was subdivided, the subject land was identified for parkland for the then Township of Rayside which was never developed as such. He indicated that 19 businesses have come and gone over the past 25 years in Azilda. He feels this school of learning would bring people to the area. He stated that, if the land is developed properly, it would look better for the community and no longer look like a swamp. He does not believe that the proposed development would cause undue hardship to the residents nearby. He stated he is in support of the applications as the proposal will help the community.

Gilles Simard, area resident, indicated he has some questions and concerns. He is concerned with the land use compatibility as outlined in the staff report. He stated that 12 years ago he applied for a severance which was denied because his property was in a restricted flood plain. He stated there is an important drain in the area which goes under the railroad track and which touches the subject property. He questioned why this application should be approved after his had been denied if there have been no changes.

Mr. Simard stated another concern was the size of the property and whether, as the majority of the property is in a restricted flood plain, it would accommodate the proposed building.

PUBLIC HEARINGS (cont'd)

APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND REZONING IN ORDER TO PERMIT THE CONSTRUCTION OF A TRAINING FACILITY FOR THE CARPENTERS, DRYWALL AND ALLIED WORKERS UNION LOCAL 2486, MARIER STREET, AZILDA - DOIRE TRUCKING LTD. (cont'd)

The Director of Planning Services indicated that the sketch in the staff report is not to scale and the property could accommodate the proposed building.

Mr. Simard indicated he is also concerned about the traffic flow. He stated the subject property is at the intersection of Marier Street and Highway 144. He further stated that there are traffic problems now because of the railroad tracks at that location and, if commercial vehicles start using the roads, there would be greater problems. Also, students attending the training centre would cause congestion on the roads.

Mr. Parent advised that the commercial vehicles would be at the property only when they set up for the opening of the centre.

Councillor Dutrisac, Ward Councillor, stated that it is important to consider the issues of the area residents relating to drainage. She further stated that she is in support of the applications.

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 applications.

The following recommendations were presented:

Recommendation #2007-192:

Cimino-Berthiaume: THAT the application by Doire Trucking Ltd. to amend the Secondary Plan for Rayside Balfour by changing the land use designation of Parcel 16274 S.W.S., Lot 5, Concession 2, Township of Rayside, City of Greater Sudbury from "Low Density Residential" to "General Commercial", be approved.

CONCURRING MEMBERS: Councillors Cimino, Berthiaume, Dutrisac, Rivest, Caldarelli

CARRIED

PUBLIC HEARINGS (cont'd)

APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND REZONING IN ORDER TO PERMIT THE CONSTRUCTION OF A TRAINING FACILITY FOR THE CARPENTERS, DRYWALL AND ALLIED WORKERS UNION LOCAL 2486, MARIER STREET, AZILDA - DOIRE TRUCKING LTD. (cont'd)

Recommendation #2007-193:

Cimino-Berthiaume: THAT the application by Doire Trucking Ltd. to amend By-Law 83-302 being the Comprehensive Zoning By-Law for the former Town of Rayside- Balfour as it applies to Parcel 16274 S.W.S., Lot 5, Concession 2, Township of Rayside, City of Greater Sudbury, by changing the zoning classification from "RU", Rural zone to "C2-S", General Commercial Special zone be approved subject to the following:

1. Prior to the issuance of a building permit the owner will be required to enter into a site plan control agreement;
2. That the use be limited to a trade school.

CONCURRING MEMBERS: Councillors Cimino, Berthiaume, Dutrisac, Rivest, Caldarelli

CARRIED

Recess At 11:58 a.m., the Planning Committee recessed.

Reconvene At 12:04 p.m., the Planning Committee reconvened.

APPLICATIONS FOR REZONING AND SUBDIVISION APPROVAL IN ORDER TO CREATE 68 LOTS FOR SINGLE RESIDENTIAL USE, ST. MICHEL STREET, HANMER - PHILIPPE AND LOUISE LANDRY

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

Report dated June 27th, 2007 was received from the Director of Planning Services and the General Manager of Growth and Development regarding applications for rezoning and subdivision approval in order to create 68 lots for single residential use, St. Michel Street, Hanmer, Philippe and Louise Landry

Phil Landry, one of the applications, was present on behalf of himself and his wife.

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

PUBLIC HEARINGS (cont'd)

APPLICATIONS FOR REZONING AND SUBDIVISION APPROVAL IN ORDER TO CREATE 68 LOTS FOR SINGLE RESIDENTIAL USE, ST. MICHEL STREET, HANMER - PHILIPPE AND LOUISE LANDRY (cont'd)

Philippe Landry indicated that this proposal is filling in a block of land which has sewer and water capacity. He stated this proposal is for 68 lots and a park have a road configuration which has four cul-de-sacs. He owns the adjoining 79 acres which he plans to develop connecting to the subject lands. He indicated he held a public meeting which was attended by 63 people. He stated his development is provide people with the bigger lots they are looking for and the cul-de-sacs give the feel of estate-type lots. He indicated that, to deal with any fire flow issues, he will loop Carl Street to St. Michel Street. He stated he has received no negative feedback and feels a project of this size will have a impact on the area. He further stated that this proposal will fill in a block of land which needs to be filled in. He requested the support of the Committee and that Condition #3 in the recommendation requiring a revision of the road reconfiguration to remove the cul-de-sacs be deleted.

Councillor Rivest, Ward Councillor, indicated that he has received no calls in opposition and indicated his support of this application.

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 applications.

The following recommendations were presented:

Recommendation #2007-194:

Cimino-Berthiaume: THAT the application by Philippe and Louise Landry to amend By-law 83-300 being the Comprehensive Zoning By-law for the (former) Towns of Valley East and Onaping Falls by changing the zoning classification of lands described as PINs 73508 - 1251 (LT), 73508 - 1231 (LT) and part of PIN 73508 - 1217 (LT), part of Parcel 1230 S.E.S. in Lot 11, Concession 3, Township of Capreol, City of Greater Sudbury from "RU", Rural to "R1.D18", Single Residential in order to permit the creation of 68 lots for single residential use as outlined in the staff report dated June 27th, 2007 be approved subject to the following condition:

1. That the applicants provide the Development Approvals Section with a registered survey plan outlining the parts of the subject property to be zoned "R1.D18", Single Residential to enable the preparation of an amending by-law.

PUBLIC HEARINGS (cont'd)

**APPLICATIONS FOR REZONING AND SUBDIVISION APPROVAL IN ORDER TO
CREATE 68 LOTS FOR SINGLE RESIDENTIAL USE, ST. MICHEL STREET,
HANMER - PHILIPPE AND LOUISE LANDRY (cont'd)**

Recommendation #2007-194 (cont'd):

**CONCURRING MEMBERS: Councillors Cimino, Berthiaume, Rivest,
Caldarelli**

CARRIED

Recommendation #2007-195:

Rivest-Berthiaume: THAT the City of Greater Sudbury Council's delegated official be directed to issue the draft approval for the subject subdivision not sooner than 14 days following the date of the public meeting in accordance with the requirements of Section 51 (20) of the Planning Act, and subject to the following conditions:

1. That this draft approval applies to the draft plan of subdivision of PINs 73508 - 1251 (LT), 73508 - 1231 (LT) and part of PIN 73508 - 1217 (LT), part of Parcel 1230 SES, in Lot 11, Concession 3, Township of Capreol, City of Greater Sudbury as shown on a plan of subdivision prepared by James E. Kirkwood, O.L.S., and dated March 20, 2007.
2. That the standard conditions of draft approval be imposed.
3. That the owner provide two roadway connections to the west at Lot 1 and Street 'D'.
4. That St. Michel Street be constructed to a collector standard complete with a sidewalk along the east side.
5. That Block 69 be dedicated to the City for parks purposes to the satisfaction of the City Solicitor in accordance with Section 51.1 (1) of the Planning Act.
6. That the registered Plan be integrated with the City of Greater Sudbury Control Network to the satisfaction of the Coordinator of the Geographic Information, Surveys and Mapping Section; provision of the final plan coordinate listings and an AutoCAD file of the resultant parcel fabric shall formulate part of this requirement.
7. Prior to the submission of servicing plans, the owner shall, to the satisfaction of the Director of Planning Services, provide an updated

PUBLIC HEARINGS (cont'd)

APPLICATIONS FOR REZONING AND SUBDIVISION APPROVAL IN ORDER TO CREATE 68 LOTS FOR SINGLE RESIDENTIAL USE, ST. MICHEL STREET, HANMER - PHILIPPE AND LOUISE LANDRY (cont'd)

Recommendation #2007-195 (cont'd):

geotechnical report prepared, signed, sealed, and dated by a geotechnical engineer licensed in the Province of Ontario. 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, stormwater management facilities, watermains, roads to a 20 year design life, 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 and Director of Planning Services.

8. That the owner provide proof of sufficient fire flow in conjunction with the submission of construction drawings for each phase of construction.
9. The owner shall provide a detailed lot grading plan prepared, signed, sealed, and dated 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, side yards, 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.
10. Prior to the submission of servicing plans, the owner shall have a stormwater management report and plan prepared, signed, sealed, and dated by a professional engineer with a valid certificate of authorization. Said report shall establish how the quantity and quality of stormwater will be managed for the subdivision development and assess the impact of stormwater runoff from this developed subdivision on abutting lands, on the downstream storm sewer outlet systems and on downstream watercourses. The report shall deal with the control of both the 1:5 year and Regional Storm events, so as to limit the volume of flow generated on the site and percolate the stormwater generated into the groundwater table through the use of stormwater management facilities. The Regional Storm flow path is to be set out on the plan(s). The report shall set out any necessary improvements to downstream storm sewers and water courses. The civil engineering consultant shall meet with the Development Approvals Section prior to commencing the stormwater management report.

PUBLIC HEARINGS (cont'd)

**APPLICATIONS FOR REZONING AND SUBDIVISION APPROVAL IN ORDER TO
CREATE 68 LOTS FOR SINGLE RESIDENTIAL USE, ST. MICHEL STREET,
HANMER - PHILIPPE AND LOUISE LANDRY (cont'd)**

Recommendation #2007-195 (cont'd):

11. The owner will be required to provide permanent silt and erosion control drainage works to the subdivision's stormwater outlet to the satisfaction of the Director of Planning Services.
12. The owner shall be required to have all stormwater management facilities constructed and approved by the City prior to initial acceptance of roads and sewers or at such time as the Director of Planning Services may direct. The owner shall provide lands for said facilities as required by the City.
13. The proposed internal subdivision roadways are to be built to urban standards, including curbs, gutters, storm sewers and related appurtenances to the City of Greater Sudbury Engineering Standards at the time of submission.
14. The owner agrees to provide the required soils report, stormwater, water, sanitary sewer and lot grading master planning reports and plans to the Director of Planning Services prior to the submission of servicing plans for any phase of the subdivision.
15. The owner shall develop a siltation control plan for the subdivision construction period to the satisfaction of the Director of Planning Services, Nickel District Conservation Authority and the Department of Fisheries and Oceans.
16. Streetlights for this subdivision will be designed and constructed by Greater Sudbury Hydro Plus Inc. at the cost of the owner.
17. The owner will be required to ensure that the corner radius for all intersecting streets is to be 9.0 m.
18. As part of the submission of servicing plans, the owner shall have rear yard slope treatments designed by a geotechnical engineer licensed in the Province of Ontario incorporated into the plans if noted as required at locations required by the Director of Planning Services. Suitable provisions shall be incorporated into the Subdivision Agreement to ensure that the treatment is undertaken to the satisfaction of the Director of Planning Services.

PUBLIC HEARINGS (cont'd)

**APPLICATIONS FOR REZONING AND SUBDIVISION APPROVAL IN ORDER TO
CREATE 68 LOTS FOR SINGLE RESIDENTIAL USE, ST. MICHEL STREET,
HANMER - PHILIPPE AND LOUISE LANDRY (cont'd)**

Recommendation #2007-195 (cont'd):

19. The owner shall provide a utilities servicing plan showing the location of all utilities including City services, Greater Sudbury Hydro Plus or Hydro One, Bell, Union Gas, and Persona. This plan must be to the satisfaction of the Director of Planning Services and must be provided prior to construction for any individual phase.

CONCURRING MEMBERS: Councillors Cimino, Berthiaume, Rivest

NON-CONCURRING MEMBERS: Councillor Caldarelli

CARRIED

PART I - CONSENT AGENDA

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

Recommendation #2007-196:

Cimino-Berthiaume: THAT Item C-1 contained in Part 1, Consent Agenda, be adopted.

CARRIED

ROUTINE MANAGEMENT REPORTS

Item C-1
Declaration of
Surplus Vacant
Land, 559 Granite
Street, Sudbury

Report dated June 27th was received from the Acting General Manager of Infrastructure Services regarding Declaration of Surplus Vacant Land, 559 Granite Street, Sudbury

Recommendation #2007-197:

Cimino-Berthiaume: THAT 559 Granite Street, Sudbury, legally described as PIN 02179 - 0230 (LT), Lot 25, Plan M-1A, Township of McKim, City of Greater Sudbury, be declared surplus to the City's needs and marketed for sale to the general public pursuant

Item C-1
Declaration of
Surplus Vacant
Land, 559 Granite
Street, Sudbury
(cont'd)

Recommendation #2007-197 (cont'd):

to the procedures governing the disposal of fully marketable property as set out in the City's Property By-law, all in accordance with the report from the Acting General Manager of Infrastructure Services dated June 27th, 2007.

CARRIED

Adjournment

Recommendation #2007-197:

Berthiaume-Cimino: That we do now adjourn.
Time: 12:38 p.m.

CARRIED

DEPUTY CLERK

COUNCILLOR FRANCES CALDARELLI