

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

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

**Tuesday, August 7th, 2007  
Commencement: 9:31 p.m.  
Adjournment: 12:24 p.m.**

**COUNCILLOR ANDRÉ RIVEST PRESIDING**

- Present Councillors Cimino, Berthiaume, Dutrisac, Caldarelli (A9:34am)
- Staff B. Lautenbach, Director of Planning Services; A. Potvin, Manager of Development Approvals; D. Braney, Acting Director of Assets and Solid Waste; A. Roy, Property Administrator; T. Lamarche, Deputy Clerk
- Declarations of Pecuniary Interest None declared.
- Closed Session **Recommendation #2007-199:**
- Cimino-Dutrisac: That we meet in closed session to deal with three 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 9:52 a.m., the Planning Committee recessed.
- Reconvene At 10:05 a.m., the Planning Committee reconvened in the **Council Chamber** for the regular meeting.

**COUNCILLOR FRANCES CALDARELLI PRESIDING**

- Present Councillors Cimino, Berthiaume, Dutrisac, Rivest
- Mayor Rodriguez, Councillor Dupuis, Craig
- Staff B. Lautenbach, Director of Planning Services; A. Potvin, Manager of Development Approvals; R. Webb, Supervisor of Development Engineering; T. Lamarche, Deputy Clerk; J. Nelson, Clerks Services Co-ordinator; F. Bortolussi, Council Secretary
- News Media MCTV; Northern Life; Sudbury Star

Declarations of Pecuniary Interest Councillor Cimino declared a conflict regarding Public Hearing #5 as his parents own property across the street from the subject lands.

**MATTERS ARISING FROM THE CLOSED SESSION**

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

Purchase of Vacant Land Kingsway, Sudbury

**Recommendation #2007-200:**

Cimino-Dutrisac: THAT Council of the City of Greater Sudbury authorize the purchase of vacant land on Kingsway, Sudbury, legally described as PIN 73561 - 0095 (LT), Lot 9, Concession 4, Township of Neelon, City of Greater Sudbury from Denis McKee and Wesley Govier;

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 and the Solid Waste Reserve Fund.

**CARRIED**

Purchase of Land 2790 Kingsway, Sudbury

**Recommendation #2007-201:**

Cimino-Dutrisac: THAT Council of the City of Greater Sudbury authorize the purchase of 2790 Kingsway, Sudbury and legally described as PIN 73561 - 0093 (LT), Lot 9, Concession 4, Township of Neelon, City of Greater Sudbury from Marion McDonald and Karen McDonald;

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 and the Solid Waste Reserve Fund.

**CARRIED**

**MATTERS ARISING FROM THE CLOSED SESSION (cont'd)**

Purchase of  
Vacant Land  
Brodie Street,  
Sudbury

**Recommendation #2007-200:**

Cimino-Dutrisac: THAT Council of the City of Greater Sudbury authorize the sale of the vacant land on Brodie Avenue, Sudbury, legally described as PIN 73586 - 0070 (LT), part of Lots 35 and 36 on Plan 29SB, Township of McKim, 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 tax sale administration fee be recovered and the remaining proceeds be credited to the Land Acquisition Reserve Fund.

**CARRIED**

**PUBLIC HEARINGS**

**APPLICATION FOR OFFICIAL PLAN AMENDMENT IN ORDER TO PERMIT THE CREATION OF A 15 ACRE LOT, 32 ISAAC ROAD, WHITEFISH - ERIC AND ANNA KNECHTEL**

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

Report dated July 11th, 2007 was received from the Director of Planning Services and the General Manager of Growth and Development regarding an application for Official Plan amendment in order to permit the creation of a 15 acre lot, 32 Isaac Road, Whitefish, Eric and Anna Knechtel.

Letter of objection dated July 2nd, 2007 was received from Jim Toby & Danielle Toby.

Letter of objection dated July 2nd, 2007 was received from Hilda Toby & Johann Toby.

Letter of objection dated July 2nd, 2007 from A. Hamilton was distributed to the Committee Members

Rob Pilbacka, agent for the applicant, and Darcy Merrill were present.

The Director of Planning Services outlined the application to the Committee. He explained that, if the new Official Plan had been approved, this application would not be necessary.

**PUBLIC HEARINGS (cont'd)**

**APPLICATION FOR OFFICIAL PLAN AMENDMENT IN ORDER TO PERMIT THE CREATION OF A 15 ACRE LOT, 32 ISAAC ROAD, WHITEFISH - ERIC AND ANNA KNECHTEL (cont'd)**

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Rob Pilbacka advised that he plans to build a house on the proposed lot. He further indicated that he has had no objections from the neighbours.

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 #2007-203:**

Rivest-Cimino: THAT the application by Eric and Anna Knechtel to amend the Official Plan for the Sudbury Planning Area as it applies to Parcel 24371 S.W.S., Part 1, Plan 53R-5628, Lot 2, Concession 6, Township of Louise, City of Greater Sudbury, by changing the land use designation from "Agricultural Reserve" to "Rural" be approved.

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

**CARRIED**

**APPLICATION FOR REZONING IN ORDER TO PERMIT A DANCE STUDIO AND A RESIDENTIAL DWELLING, 47 CARUSO STREET, CONISTON - AMANDA TESSIER**

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

Report dated July 11th, 2007 was received from the Director of Planning Services and the General Manager of Growth and Development regarding an application for rezoning in order to permit a dance studio and a residential dwelling, 47 Caruso Street, Coniston, Amanda Tessier.

Neither applicant nor agent were present.

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

Councillor Craig, Ward Councillor, indicated he is in support of this application. He stated that some of these types of clubs and halls, because of the change in

**PUBLIC HEARINGS (cont'd)**

**APPLICATION FOR REZONING IN ORDER TO PERMIT A DANCE STUDIO AND A RESIDENTIAL DWELLING, 47 CARUSO STREET, CONISTON - AMANDA TESSIER (cont'd)**

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demographics, become neglected and abandoned. However, this property is being maintained and a good use has been found for it in terms of a dance studio for young people. He further stated that vehicular use for pick up and delivery is minimal compared to traffic generated in the prior fifty years for weddings and community events. He feels this use will continue to enhance the area. He indicated he has received no telephone calls regarding 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 application.**

The following recommendation was presented:

**Recommendation #2007-204:**

Cimino-Rivest: THAT the application by Amanda Tessier to amend By-law 83-304 being the Comprehensive Zoning By-Law for the former Town of Nickel Centre as it applies to PIN 73560 - 1004 (LT), Parcel 11094 S.E.S., Lots 119 to 121 inclusive, Plan M-87, Lot 4, Concession 3, Township of Neelon, City of Greater Sudbury, by changing the zoning classification from "R1", Single Residential Zone to "R1-S", Single Residential Special Zone be approved.

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

**CARRIED**

**APPLICATION FOR REZONING TO PERMIT A DUPLEX DWELLING, PORTAGE AVENUE, SUDBURY - MONA BELANGER**

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

Report dated July 19th, 2007 was received from the Director of Planning Services and the General Manager of Growth and Development regarding an application for rezoning to permit a duplex dwelling, Portage Avenue, Sudbury, Mona Belanger.

Letter of concern dated July 3rd, 2007 was received from Lonnie Slivinski.

**PUBLIC HEARINGS (cont'd)**

**APPLICATION FOR REZONING TO PERMIT A DUPLEX DWELLING, PORTAGE AVENUE, SUDBURY - MONA BELANGER (cont'd)**

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Petition signed by 45 area residents was distributed to the Committee Members.

Mona Belanger, the applicant, was present.

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

Mona Belanger indicated she is applying for an "R2" zoning as she want her parents to live with her.

Lonnie Slivinski, area resident, feels the subject property should remain zoned for a single family dwelling. He stated he has five water lines connected at his property and is concerned about additional connections and their effect on his property. He stated he is concerned about destruction to the duck pond and the beach. He is also concerned this property, if it is rezoned, will be used for revenue purposes. He further indicated he submitted a letter of concern.

Venita Harris, area resident, asked if this change in zoning included all of Portage Avenue or only one lot and was advised that the application was for only one lot. She also asked what anyone else on Portage Avenue would have to do if they wanted to add a storey to their building. She was advised that to add a storey to their building, they would have to apply for a building permit; however, if they wished to add another unit, they would have to apply for a rezoning. She stated she is against a change of zoning for only one unit.

When asked why this application was not made for a granny suite, the Committee was advised that this matter was discussed and the application was intentionally made for a second dwelling unit.

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 recommendation was presented:

**Recommendation #2007-205:**

Rivest-Cimino: THAT the application by Mona Belanger to amend By-law 95-500Z being the Zoning By-law for the (former) City of Sudbury to change the zoning classification of the lands forming Parcel 12488 S.E.S., Lot 14, Plan

**PUBLIC HEARINGS (cont'd)**

**APPLICATION FOR REZONING TO PERMIT A DUPLEX DWELLING, PORTAGE AVENUE, SUDBURY - MONA BELANGER (cont'd)**

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**Recommendation #2007-205:**

M-139, Lot 1, Concession 3, Township of McKim, City of Greater Sudbury, from "R1", Single Residential to "R2", Double Residential, be approved.

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

**CARRIED**

**APPLICATION FOR SITE-SPECIFIC REZONING IN ORDER TO LEGALIZE AN EXISTING THIRD DWELLING UNIT IN A DOUBLE RESIDENTIAL ZONE, 388 ALBERT STREET, SUDBURY - FRANK PIQUETTE (AGENT: CAROLYN PIQUETTE)**

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

Report dated July 23rd, 2007 was received from the Director of Planning Services and the General Manager of Growth and Development regarding an application for site-specific rezoning in order to legalize an existing third dwelling unit in a double residential zone, 388 Albert Street, Sudbury, Frank Piquette (Agent: Carolyn Piquette).

Carolyn Piquette, agent for the applicant, was present.

The Director of Planning Services outlined the application to the Committee. He explained the main reason for not recommending approval is the inadequate parking.

Carolyn Piquette indicated the property is owned by her brother who purchased it in 1993. She stated that a third unit was added and this application was made in order to legalize the unit. She indicated that the necessary retrofitting has been completed. She also stated that parking has never been a problem at this property. She indicated the property is in the old downtown area where buildings are on small lots and they attract tenants who do not have vehicles. She further indicated that the subject property is similar to surrounding properties. She presented the Committee with a petition signed by fifteen people in support of this application.

When asked if they had any objection to the third parking space being removed, Ms. Piquette indicated they would like it to remain as it accommodates a small

**PUBLIC HEARINGS (cont'd)**

**APPLICATION FOR SITE-SPECIFIC REZONING IN ORDER TO LEGALIZE AN EXISTING THIRD DWELLING UNIT IN A DOUBLE RESIDENTIAL ZONE, 388 ALBERT STREET, SUDBURY - FRANK PIQUETTE (AGENT: CAROLYN PIQUETTE) (cont'd)**

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vehicle. The Director of Planning Services indicated that the property can legally only accommodate two parking spaces; however, it does not necessarily mean that Planning Services will request the other space be removed.

In conclusion, Ms. Piquette indicated there has never been any problem with the third unit and this application is made to correct the situation.

Councillor Cimino, Ward Councillor, indicated this scenario is not uncommon for the area. He also indicated he has received no calls regarding this application. He stated he is in 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 application.**

The following recommendation was presented:

**Recommendation #2007-206:**

Cimino-Berthiaume: THAT the application by Frank Piquette to amend By-law 95-500Z being the Comprehensive Zoning By-law for the (former) City of Sudbury by changing the zoning classification of lands described as Parcel 43180 S.E.S., Lot 92, Plan 8-S in Lot 7, Concession 3, Township of McKim, City of Greater Sudbury from "R2", Double Residential to "R2 - Special", Double Residential Special, be approved subject to the following conditions:

1. That a maximum of three (3) dwelling units shall be permitted;
2. That a minimum of two (2) parking spaces shall be permitted in the required front yard; and,
3. That prior to the passing of the amending by-law, the owner shall initiate a building permit application to the satisfaction of the Chief Building Official.

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



**PUBLIC HEARINGS (cont'd)**

**APPLICATION FOR SITE-SPECIFIC REZONING IN ORDER TO LEGALIZE AN EXISTING THIRD DWELLING UNIT IN A DOUBLE RESIDENTIAL ZONE, 388 ALBERT STREET, SUDBURY - FRANK PIQUETTE (AGENT: CAROLYN PIQUETTE) (cont'd)**

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**Recommendation #2007-206 (cont'd):**

**NON-CONCURRING MEMBERS: Councillor Rivest**

**CARRIED**

Recess At 11:25 a.m., the Planning Committee recessed.

Reconvene At 11:35 a.m., the Planning Committee reconvened.

**APPLICATION FOR OFFICIAL PLAN AMENDMENT TO PERMIT AN INCREASE IN THE FLOOR AREA OF A LOCAL COMMERCIAL USE AND AN APPLICATION FOR REZONING TO PERMIT A MEDICAL OFFICE USE ON A PERMANENT BASIS, 208 CASWELL DRIVE, SUDBURY - SUDBURY CARDIAC RESEARCH INC.**

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

Report dated July 19th, 2007 was received from the Director of Planning Services and the General Manager of Growth and Development regarding an application for Official Plan amendment to permit an increase in the floor area of a local commercial use and an application for rezoning to permit a medical office use on a permanent basis, 208 Caswell Drive, Sudbury - Sudbury Cardiac Research Inc.

Letter of concern dated July 4th, 2007 was received from Anna and David Montesi.

Petition signed by 33 area residents was distributed to the Committee Members.

Dr. Shah Nawaz, the applicant, was present.

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

Dr. Shah Nawaz indicated that it would be difficult to proceed with the initial plan to restore the property for residential use. He further indicated the clinic has been in operation since October. He stated the building conforms with the general appearance of the area. He also stated that parking and traffic has never been a problem and all the neighbours appear to be satisfied with the use.

## **PUBLIC HEARINGS (cont'd)**

### **APPLICATION FOR OFFICIAL PLAN AMENDMENT TO PERMIT AN INCREASE IN THE FLOOR AREA OF A LOCAL COMMERCIAL USE AND AN APPLICATION FOR REZONING TO PERMIT A MEDICAL OFFICE USE ON A PERMANENT BASIS, 208 CASWELL DRIVE, SUDBURY - SUDBURY CARDIAC RESEARCH INC. (cont'd)**

Dr. Nawaz indicated that the residents of Timber Ridge Court have privacy with the trees in the back yards. When asked, he advised the trees behind his parking area would remain.

When asked, the Director of Planning Services advised that a Site Plan Control Agreement will be registered on title and it will include provisions for the natural landscaping at the rear of the property to remain and opaque fencing with some landscaping.

David Montesi indicated he is a resident of Timber Ridge Court directly behind the subject property. He stated he has three main concerns; being that privacy be maintained, that the physical disturbance done to the slope at the rear of the property be dealt with and that the Site Plan Control Agreement items such as lighting, garbage bin placement, buffering, etc. which would impact on privacy, intrusion and noise in the area. He also requested that the Site Plan Control Agreement require that the existing trees on the property be preserved with the possibility that trees which had been cut down be replaced. He was advised that there will be no more cutting of trees. He questioned the possibility of a terrace or decking on the sloped treed area and was advised by the applicant that there will be no decking at the rear of the building only a parking lot. He was further advised that there will be no lighting or activity at night as no one will be at the subject property. He also asked that the slope be stabilized and that there be no further parking lot development at the rear of the property.

Linda Bot, area resident, asked what the zoning of Lots 1 to 5 on Caswell Drive would allow and was advised that they were all zoned for multiple residential use and they could possibly accommodate 12 units. She also asked if there was process to preserve the sloping lands between Timber Ridge Court and Caswell Drives as greenbelt and was advised that the only way for this to happen is if each property owner agreed to have part of their property designated open green space.

Dr. Nawaz advised that he will work with Planning staff during the Site Plan Control Agreement process to maintain the green space on the subject property.

The Chair asked whether there was anyone else in the audience who wished to speak in favour or against these applications 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.**

**PUBLIC HEARINGS (cont'd)**

**APPLICATION FOR OFFICIAL PLAN AMENDMENT TO PERMIT AN INCREASE IN THE FLOOR AREA OF A LOCAL COMMERCIAL USE AND AN APPLICATION FOR REZONING TO PERMIT A MEDICAL OFFICE USE ON A PERMANENT BASIS, 208 CASWELL DRIVE, SUDBURY - SUDBURY CARDIAC RESEARCH INC. (cont'd)**

The following recommendations were presented:

**Recommendation #2007-207:**

Rivest-Berthiaume: THAT the application by Sudbury Cardiac Research to amend the Official Plan for the Sudbury Planning Area by amending the Residential District policies to permit a local commercial use with a larger floor area than otherwise permitted for the lands forming Parcel 13141 S.E.S., part of Lot 2, Plan-140, Lot 6, Concession 1, Township of McKim, City of Greater Sudbury, be approved, subject to the following conditions:

1. That the amendment include a maximum floor area of approximately 250m<sup>2</sup>.

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

**CARRIED**

**Recommendation #2007-208:**

Rivest-Berthiaume: THAT the application by Sudbury Cardiac Research to amend By-law 95-500Z being the Comprehensive Zoning for the (former) City of Sudbury by changing the zoning classification from "R4", Multiple Residential to "C1-Special", Local Commercial Special for the lands forming Parcel 13141 S.E.S., part of Lot 2, Plan —140, Lot 6, Concession 1, Township of McKim, City of Greater Sudbury, be approved, subject to the following conditions:

1. the only permitted uses shall be:
  - a) a medical office with a net floor area of 250m<sup>2</sup>;
  - b) any dwelling containing not more than 2 dwelling units, with or without permitted non-residential uses;
2. prior to the enactment of the amending by-law, the owner shall have entered into a site plan agreement with the City for the subject lands and the agreement shall have been registered on title;

**PUBLIC HEARINGS (cont'd)**

**APPLICATION FOR OFFICIAL PLAN AMENDMENT TO PERMIT AN INCREASE IN THE FLOOR AREA OF A LOCAL COMMERCIAL USE AND AN APPLICATION FOR REZONING TO PERMIT A MEDICAL OFFICE USE ON A PERMANENT BASIS, 208 CASWELL DRIVE, SUDBURY - SUDBURY CARDIAC RESEARCH INC. (cont'd)**

**Recommendation #2007-208 (cont'd):**

- 3. that the exceptions to the Zoning By-law required to implement the site plan agreement be incorporated into the amending by-law.

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

**CARRIED**

Declaration of Pecuniary Interest Councillor Cimino, having declared a conflict of interest in the foregoing matter, did not take part in the discussion, vote on any matter or try to influence the vote in respect thereof.

**PART I - CONSENT AGENDA**

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

**Recommendation #2007-209:**

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

**CARRIED**

**ROUTINE MANAGEMENT REPORTS**

Item C-1 Draft Plan of Subdivision Approval, Extension and Revision to Plan Horizon Subdivision, Dalron <u>Construction</u>	Report dated July 24th, 2007 was received from the General Manager of Growth and Development regarding draft plan of subdivision approval, extension and revision to plan, Horizon Subdivision, Blezard Township, Dalron Construction.  <b><u>Recommendation #2007-210:</u></b>  Cimino-Berthiaume: THAT upon the payment of the processing fee of \$1,416.67 prior to August 25, 2007 lapsing date, the conditions of draft approval of plan of subdivision, Parcel 448 S.E.S. Lot 7,
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**PART I - CONSENT AGENDA (cont'd)**

**ROUTINE MANAGEMENT REPORTS (cont'd)**

Item C-1  
Draft Plan of  
Subdivision  
Approval,  
Extension and  
Revision to Plan  
Horizon  
Subdivision,  
Dalron  
Construction  
(cont'd)

**Recommendation #2007-210 (cont'd):**

Concession 5, Blezard Township, City of Greater Sudbury, File 780-7/04003, be amended as follows:

- a) By deleting conditions 1, 10, 11, 12, 13, 16, 19 and 23 and replacing them with the following:
  - "1. That this approval applies to the draft plan of subdivision of Parcel 448 S.E.S., Lot 7, Concession 5, Blezard Township as shown on the plan of subdivision prepared by D.S. Dorland Limited and dated July 3, 2007 subject to:
    - a) the reference to the use of Lots 34 and 48 on the plan as a temporary phase 1 connection to Fifth Street is deleted;
    - b) the inclusion of a six metre wide walkway block to be conveyed to the City, extending from the cul-de-sac to Lowcrest Avenue in the area of the proposed watermain, to the satisfaction of the Director of Planning Services;
  - 10. That this draft approval shall lapse on August 25, 2009;
  - 11. That 5 % of the land included in the plan of subdivision be deeded to the City of Greater Sudbury for park purposes in accordance with Section 51.1 (1) of the Planning Act or otherwise satisfied by the deeding of lands outside of the plan of subdivision;
  - 12. Prior to the submission of servicing plans, the owner shall, to the satisfaction of the Director of Planning Services, provide an updated 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

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

**ROUTINE MANAGEMENT REPORTS (cont'd)**

Item C-1  
Draft Plan of  
Subdivision  
Approval,  
Extension and  
Revision to Plan  
Horizon  
Subdivision,  
Dalron  
Construction  
(cont'd)

**Recommendation #2007-210 (cont'd):**

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.

13. 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.
  
16. The owner will be responsible for 50% of the cost to rebuild Fifth Street to rural standard and 100% of the cost to build the cul-de-sac to urban standard. The temporary road connection from Fifth Street through the abutting lands to the west of the Plan has to be built to a minimum standard two lane, 24 foot, rural road section to be replaced with a permanent connection, no later than two years from the date of registration of the first lots in the plan. Deposits will be required for all works outside the limits of the subdivision.
  
19. Quality and quantity storm water management is required for this subdivision. The Developer will be responsible for a cost share of the revised storm water management quality and quantity control pond based on contribution flow as assessed through the amended Municipal Drain Report. The Regional Storm major storm flow path is to be engineered and delineated on the storm sewer area plan and the subdivision grading plan. Major storm overflow channels are to be detailed on the approved lot grading plans.

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

**ROUTINE MANAGEMENT REPORTS (cont'd)**

Item C-1  
Draft Plan of  
Subdivision  
Approval,  
Extension and  
Revision to Plan  
Horizon  
Subdivision,  
Dalron  
Construction  
(cont'd)

**Recommendation #2007-210 (cont'd):**

23. That prior to the signing of the final plan, the Planning Services Division is to be advised by the City Solicitor that conditions 2, 3, 5, 6, 7, 8, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 22, 25, 26, 28, 29, 31 and 33 have been complied with to his satisfaction.
- b) By deleting Condition 22;
- c) By adding the following conditions:
25. The owner is to construct the Fifth Street storm sewer from MR 80 to the Horizon Drain as part of the initial servicing of the subdivision. The City will pay 100% of the cost of the storm sewer from MR 80 to the easterly boundary of the former Justro property. The Developer will be responsible for 100% of the cost of the storm sewer from the easterly boundary of the Justro property to the Horizon Municipal Drain, west of Northwood Drive.
26. The owner is to provide a letter to the City requesting an amendment to the Horizon Municipal Drain report to deal with a revised location and sizing of the storm management pond and a potential drain realignment.
27. 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.
28. 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.
29. Streetlights for this subdivision will be designed and constructed by Greater Sudbury Hydro Plus Inc. at the cost of the owner.

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

**ROUTINE MANAGEMENT REPORTS (cont'd)**

Item C-1  
Draft Plan of  
Subdivision  
Approval,  
Extension and  
Revision to Plan  
Horizon  
Subdivision,  
Dalron  
Construction  
(cont'd)

**Recommendation #2007-210 (cont'd):**

30. 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.
31. The owner provide proof of sufficient fire flow in conjunction with the submission of construction drawings for each phase of construction.
32. The owner shall provide a sidewalk on one side of the roadway along Lowcrest Avenue from the western boundary to the connector with Municipal Road #80, on the roadway identified as Horizon Drive from the walkway to the western boundary, and on the roadway identified as Air Street from Horizon Drive to the western boundary.
33. Prior to the registration of the plan a public road allowance shall have been conveyed to the City in the approximate location of Lots 27 and 28 in Plan M-1131 connecting the street shown on the plan as Horizon Drive to Birchleaf Crescent.

**CARRIED**

**PART II - REGULAR AGENDA**

**MANAGERS' REPORTS**

Item R-1  
Single  
Comprehensive  
Zoning By-law

Report dated July 20th, 2007 was received from the General Manager of Growth and Development regarding Single Comprehensive Zoning By-law.

**Recommendation #2007-211:**

Dutrisac-Berthiaume: THAT development of a single Comprehensive Zoning By-law proceed and that \$140,000 be allocated for this purpose from the Capital Financing Reserve Fund General.

**CARRIED**



**PART II - REGULAR AGENDA (cont'd)**

**MANAGERS' REPORTS (cont'd)**

Item R-2  
Telecommuni-  
cations Tower,  
1174 St. Jerome  
Street, Sudbury,  
Bell Mobility

Report dated July 23rd, 2007 was received from the General Manager of Growth and Development regarding Telecommuni- cations Tower, 1174 St. Jerome Street, Sudbury, Bell Mobility.

**Recommendation #2006-212:**

Dutrisac-Berthiaume: THAT Industry Canada be advised that the City of Greater Sudbury concurs with the issuance of a licence for the development of a telecommunications tower at 1174 St. Jerome Street, City of Greater Sudbury by Bell Mobility.

**CARRIED**

Adjournment

**Recommendation #2007-213:**

Dutrisac-Berthiaume: That we do now adjourn.  
Time: 12:24 p.m.

**CARRIED**

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DEPUTY CLERK

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COUNCILLOR FRANCES CALDARELLI