

**THE FIFTY-SECOND MEETING OF THE PLANNING COMMITTEE
OF THE CITY OF GREATER SUDBURY**

Council Chamber
Tom Davies Square

Wednesday, August 9th, 2006
Commencement: 9:03 a.m.
Adjournment: 11:30 a.m.

COUNCILLOR RUSS THOMPSON PRESIDING

Present Councillors Bradley, Caldarelli, Dupuis (A 9:40pm, D 11:18am)

Staff B. Lautenbach, Director of Planning Services; E. Taylor, Acting Manager of Development Approvals; R. Webb, Supervisor of Development Engineering; E. Labelle, Clerk Designate; J. Nelson, Clerk's Services Co-ordinator; F. Bortolussi, Planning Committee Secretary

Declarations of Pecuniary Interest None declared.

PUBLIC HEARINGS

APPLICATION FOR REZONING TO PERMIT THE ESTABLISHMENT OF AN OFFICE USE FOR TEMPORARY EMPLOYMENT SERVICES WITHIN THE EXISTING DWELLING, 2022 LASALLE BOULEVARD, SUDBURY - L.A. & T. FAGANELY

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

Report dated July 25th, 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 establishment of an office use for temporary employment services within the existing dwelling, 2022 Lasalle Boulevard, Sudbury, L.A. & T. Faganely.

Al Marcotte was present on behalf of the applicant.

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:

The Public Hearing concerning this matter was closed and the Planning Committee resumed in order to discuss and vote on the application.

PUBLIC HEARINGS (cont'd)

APPLICATION FOR REZONING TO PERMIT THE ESTABLISHMENT OF AN OFFICE USE FOR TEMPORARY EMPLOYMENT SERVICES WITHIN THE EXISTING DWELLING, 2022 LASALLE BOULEVARD, SUDBURY-L.A. & T. FAGANELY(cont'd)

The following recommendation was presented:

Recommendation #2006-163:

Bradley-Caldarelli: THAT the application by L.A. & T. Faganely 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 18155 S.E.S., Part of Lot 18, Plan M-280, Lot 11, Concession 6, Township of Neelon, Sudbury, from "R1", Single Residential to "R1-Special", Single Residential-Special, be approved, subject to the following conditions:

1. The permitted uses be limited in the amending by-law to a residential dwelling and a business and professional office but not including a medical office, provided that the total business and professional office area does not exceed 83m².
2. Signage be limited in the amending by-law to one ground sign with a maximum total sign area of 1.5m² and a maximum height of 1.83m.
3. That prior to the enactment of the amending by-law the owner shall have entered into a site plan agreement for the development of the subject lands.

CONCURRING MEMBERS: Councillors Bradley, Caldarelli, Thompson

CARRIED

APPLICATION FOR REZONING TO ELIMINATE A SPLIT ZONING AS A CONDITION OF CONSENT APPLICATION B0020/2006, 1006 SOUTH LANE ROAD, SUDBURY - BARBARA AND LAWRENCE LAMMI

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

Report dated July 27th, 2006 was received from the Director of Planning Services and the General Manager of Growth and Development regarding an application for rezoning to eliminate a split zoning as a condition of consent application B0020/2006, 1006 South Lane Road, Sudbury, Barbara and Lawrence Lammi.

Dave Dorland, 298 Larch Street, Sudbury, agent for the applicant, was present.

PUBLIC HEARINGS (cont'd)

APPLICATION FOR REZONING TO ELIMINATE A SPLIT ZONING AS A CONDITION OF CONSENT APPLICATION B0020/2006, 1006 SOUTH LANE ROAD, SUDBURY - BARBARA AND LAWRENCE LAMMI (cont'd)

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:

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 #2006-164:

Caldarelli-Bradley: THAT the application by Barbara and Lawrence Lammi to amend By-law 95-500Z being the Zoning By-law for the (former) City of Sudbury by changing the zoning classification of part of Parcel 7115 S.E.S. in Lot 2, Concession 4, Township of Broder from "RU", Rural to "R1.D2.5", Single Residential be approved subject to the following condition:

1. That the applicants provide the Development Approvals Section with a registered survey plan outlining the lands to be rezoned to enable the preparation of an amending zoning by-law.

CONCURRING MEMBERS: Councillors Bradley, Caldarelli, Thompson

CARRIED

APPLICATION FOR REZONING TO ELIMINATE THE USE OF THE PROPERTY FOR BUS PARKING, REPAIR, GARAGE AND RELATED ACCESSORY USES, 189 & 191 GRAHAM ROAD AND 106 PAUL STREET, WHITEFISH - BILL MARTIN BUS LINES

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

Report dated July 24th, 2006 was received from the Director of Planning Services and the General Manager of Growth and Development regarding an application for rezoning to eliminate the use of the property for bus parking, repair, garage and related accessory uses, 189 & 191 Graham Road and 106 Paul Street, Whitefish, Bill Martin Bus Lines.

Robert Martin was present on behalf of the applicant.

PUBLIC HEARINGS (cont'd)

APPLICATION FOR REZONING TO ELIMINATE THE USE OF THE PROPERTY FOR BUS PARKING, REPAIR, GARAGE AND RELATED ACCESSORY USES, 189 & 191 GRAHAM ROAD AND 106 PAUL STREET, WHITEFISH - BILL MARTIN BUS LINES (cont'd)

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:

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 #2006-165:

Bradley-Caldarelli: THAT the application by Bill Martin Bus Lines to amend By-law 83-303 being the Comprehensive Zoning By-law for the (former) Town of Walden as it applies to Parcels 18456, 24662 and 12874 S.W.S., Lots 28, 29 and 43, Plan M-245, Lot 12, Concession 2, Township of Graham, Whitefish, by changing the zoning classification from "R1.D7.5-2" Single Residential Special Zone to "R1.D7.5", Single Residential Zone be approved, subject to the following:

- 1) That Lots 28 and 29, Plan M-245 be placed in a Holding "R1.D7.5" zone until an environmental assessment is completed to ensure the lots can be developed for residential uses to the satisfaction of the Chief Building Official;
- 2) That the fees for lifting the "H" Holding provision be waived.

CONCURRING MEMBERS: Councillors Bradley, Caldarelli, Thompson

CARRIED

PUBLIC HEARINGS (cont'd)

APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND REZONING TO PERMIT THE BASE OPERATIONS OF A ROOFING BUSINESS INCLUDING COMMERCIAL VEHICLE AND EMPLOYEE PARKING AND STORAGE OF ROOFING MATERIALS, 344 YOLLIE STREET, SUDBURY - LAURIAT CHAMBERLAND

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

Report dated July 26th, 2006 was received from the Director of Planning Services and the General Manager of Growth and Development regarding an application for Official Plan amendment and rezoning to permit the base operations of a roofing business including commercial vehicle and employee parking and storage of roofing materials, 344 Yollie Street, Sudbury, Lauriat Chamberland.

Laurent Chamberland, the applicant, and Lise Poratto-Mason, 40 Larch Street, Sudbury, Counsel for the applicant, were present.

The Director of Planning Services outlined the applications to the Committee. He indicated that the land use compatibility and the potential for nuisance and/or disturbance of the area residents were an issue. He stated that parking is on City property and arrangements would have to be made with the City to lease the said property. He further stated that, although requested, the applicant did not provide a sketch showing the parking. He indicated that, although Planning Services recommends this application be denied, they have an alternative recommendation.

Lise Poratto-Mason indicated this application is made for a small business. There are three vehicles parked on the property; two of which belong to the applicant. She stated the issue of parking can be addressed by leasing property from the City and/or through a site plan control agreement. She further stated that, although there are land use compatibility concerns, they can be addressed and satisfied. She indicated that all requirements of the Building Services Department have been fulfilled. She stated that there are no business clients going to the site and access is not to the Kingsway. She further stated that the applicant has improved the property and the business is not obtrusive. She indicated there is only one abutting residential property; all others are commercial. With respect to the concern regarding the storage of roofing materials on site, she stated that the applicant only stores new roofing materials on the premises and disposes of all used materials.

Robert McLeod, area resident, stated he is in favour of the proposal as the property has been greatly improved.

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

PUBLIC HEARINGS (cont'd)

APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND REZONING TO PERMIT THE BASE OPERATIONS OF A ROOFING BUSINESS INCLUDING COMMERCIAL VEHICLE AND EMPLOYEE PARKING AND STORAGE OF ROOFING MATERIALS, 344 YOLLIE STREET, SUDBURY - LAURIAT CHAMBERLAND (cont'd)

The Public Hearing concerning this matter was closed and the Planning Committee resumed in order to discuss and vote on the applications.

The following recommendation was presented:

Caldarelli-Bradley:

1. That the application by Lauriat Chamberland to amend the Official Plan for the Sudbury Planning Area by redesignating the lands forming Parcel 15170 S.E.S., Lot 67, Plan M-231, Lot 9, Concession 3, Neelon Township from Low Density Residential to Linear Mixed Use be approved subject to the following:
 - a) That prior to the adoption of the Official Plan amendment, the owner shall have made arrangements for the use of part of the adjacent City owned lands to the north including provisions for landscaping to the satisfaction of the City of Sudbury.
2. That the application by Lauriat Chamberland to amend By-law 95-500Z being the Zoning By-law for the (former) City of Sudbury to change the zoning classification of Parcel 15170 S.E.S., Lot 67, Plan M-231, Lot 9, Concession 3, Neelon Township, from "R1", Single Residential Zone to "C6-Special", Highway Commercial Special Zone be approved subject to the following:
 - a) That prior to the enactment of the amending by-law the owner shall have entered into a site plan agreement with the City.
 - b) That the amending by-law:
 - i) limit the use of the property to a single detached dwelling and a home base operation for a roofing business permitting accessory parking for employees and outside storage of roofing materials in the rear yard;
 - ii) provide an exception eliminating the required landscape strip adjacent to the residential zone to the north.
3. And whereas that part of the City owned lands to be used for parking are to be included in the amending by-law, that in accordance with Section 34(17) of the Planning Act, no further notice is to be given in respect of the proposed by-law.

PUBLIC HEARINGS (cont'd)

APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND REZONING TO PERMIT THE BASE OPERATIONS OF A ROOFING BUSINESS INCLUDING COMMERCIAL VEHICLE AND EMPLOYEE PARKING AND STORAGE OF ROOFING MATERIALS, 344 YOLLIE STREET, SUDBURY - LAURIAT CHAMBERLAND (cont'd)

Recommendation (cont'd)

4. And that the approval shall lapse six months from the date of Council's decision unless the imposed conditions 1 a) and 2 a) have been fulfilled.

The following amendments to the recommendation were presented:

Recommendation #2006-166:

Caldarelli-Bradley: THAT Condition 4 be amended to provide for nine months instead of six months.

CONCURRING MEMBERS: Councillors Bradley, Caldarelli, Thompson

CARRIED

Recommendation #2006-167:

Bradley-Caldarelli: THAT Condition 2 b) i) be amended to delete the words "a home base operation for".

CONCURRING MEMBERS: Councillors Bradley, Caldarelli, Thompson

CARRIED

The main recommendation as amended was presented:

Recommendation #2006-168:

Caldarelli-Bradley:

1. That the application by Lauriat Chamberland to amend the Official Plan for the Sudbury Planning Area by redesignating the lands forming Parcel 15170 S.E.S., Lot 67, Plan M-231, Lot 9, Concession 3, Neelon Township from Low Density Residential to Linear Mixed Use be approved subject to the following:

- a) That prior to the adoption of the Official Plan amendment, the owner shall have made arrangements for the use of part of the adjacent City owned lands to the north including provisions for landscaping to the satisfaction of the City of Sudbury.

PUBLIC HEARINGS (cont'd)

APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND REZONING TO PERMIT THE BASE OPERATIONS OF A ROOFING BUSINESS INCLUDING COMMERCIAL VEHICLE AND EMPLOYEE PARKING AND STORAGE OF ROOFING MATERIALS, 344 YOLLIE STREET, SUDBURY - LAURIAT CHAMBERLAND (cont'd)

Recommendation #2006-168 (cont'd):

2. That the application by Lauriat Chamberland to amend By-law 95-500Z being the Zoning By-law for the (former) City of Sudbury to change the zoning classification of Parcel 15170 S.E.S., Lot 67, Plan M-231, Lot 9, Concession 3, Neelon Township, from "R1", Single Residential Zone to "C6-Special", Highway Commercial Special Zone be approved subject to the following:
 - a) That prior to the enactment of the amending by-law the owner shall have entered into a site plan agreement with the City.
 - b) That the amending by-law:
 - i) limit the use of the property to a single detached dwelling and a roofing business permitting accessory parking for employees and outside storage of roofing materials in the rear yard;
 - ii) provide an exception eliminating the required landscape strip adjacent to the residential zone to the north.
3. And whereas that part of the City owned lands to be used for parking are to be included in the amending by-law, that in accordance with Section 34(17) of the Planning Act, no further notice is to be given in respect of the proposed by-law.
4. And that the approval shall lapse nine months from the date of Council's decision unless the imposed conditions 1 a) and 2 a) have been fulfilled.

CONCURRING MEMBERS: Councillors Bradley, Caldarelli, Thompson

CARRIED

Recess At 10:15 a.m., the Planning Committee recessed.

Reconvene At 10:23 a.m., the Planning Committee reconvened.

PUBLIC HEARINGS (cont'd)

APPLICATION TO REZONE A SINGLE DETACHED DWELLING IN ORDER TO PERMIT A SECOND DWELLING UNIT, 532 SHIRLEY STREET, CHELMSFORD - MUGUETTE AND GERALD BOUFFARD

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

Report dated July 27th, 2006 was received from the Director of Planning Services and the General Manager of Growth and Development regarding an application to rezone a single detached dwelling in order to permit a second dwelling unit, 532 Shirley Street, Chelmsford, Muguette and Gerald Bouffard.

Letter dated August 7th, 2006 was received from Julie and Alain Rodrigue in opposition of the application.

Letter dated August 9th, 2006 was received from Ward Councillor Berthiaume in support of the application.

Roland Diotte and Claude Remillard were present on behalf of the applicants.

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

Richard Diotte requested that the second driveway be allowed on Shirley Street and suggested that, in the event Edna Street is open, the driveway be relocated to Edna Street at that time as the plan is to provide a private entrance.

Claude Remillard indicated that the original plan was to erect a fence on that side of the driveway as Edna Street has not yet been developed. He agreed that once Edna Street is developed, the driveway can be relocated.

Carmen Harasym, area resident, stated she is in support of this application. She did state several concerns regarding the play ground in the area; such as mud holes, safety and the noise levels as ATVs and other vehicles cross the play ground.

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.

PUBLIC HEARINGS (cont'd)

APPLICATION TO REZONE A SINGLE DETACHED DWELLING IN ORDER TO PERMIT A SECOND DWELLING UNIT, 532 SHIRLEY STREET, CHELMSFORD - MUGUETTE AND GERALD BOUFFARD (cont'd)

The following recommendation was presented:

Bradley-Caldarelli: THAT the application by Muguette and Gerald Bouffard to amend Zoning By-law 83-302 being the Comprehensive Zoning By-law for the (former) Town of Rayside-Balfour by changing the zoning classification on lands described as Parcel 17139 S.W.S., Lot 16, Plan M-446 in Lot 1, Concession 2, Township of Balfour from "R1.D18", Single Residential to "R2.D36", Double Residential be approved subject to the following condition:

1. That the existing driveway be utilized to provide the required parking for the second dwelling unit.

The following amendment to the recommendation was presented:

Recommendation #2006-169:

Bradley-Dupuis: THAT Condition 1 be amended as follows:
That a second driveway be permitted and required to be relocated at the owner's expense if and when Edna Street is opened.

CONCURRING MEMBERS: Councillors Bradley, Caldarelli, Dupuis, Thompson

CARRIED

The main recommendation as amended was presented:

Recommendation #2006-170:

Bradley-Caldarelli: THAT the application by Muguette and Gerald Bouffard to amend Zoning By-law 83-302 being the Comprehensive Zoning By-law for the (former) Town of Rayside-Balfour by changing the zoning classification on lands described as Parcel 17139 S.W.S., Lot 16, Plan M-446 in Lot 1, Concession 2, Township of Balfour from "R1.D18", Single Residential to "R2.D36", Double Residential be approved subject to the following condition:

1. That a second driveway be permitted and required to be relocated at the owner's expense if and when Edna Street is opened.

CONCURRING MEMBERS: Councillors Bradley, Caldarelli, Dupuis, Thompson

CARRIED

PUBLIC HEARINGS (cont'd)

APPLICATION FOR REZONING TO PERMIT THE DEVELOPMENT OF PART OF LOTS 9 AND 10, PLAN M-170 AND PART OF THE CLOSED BELFRY AVENUE ROAD ALLOWANCE FOR COMMERCIAL USE IN CONJUNCTION WITH THE NEW SUDBURY SHOPPING CENTRE, 1115 & 1129 BELFRY AVE., SUDBURY - LASALLE BOULEVARD INVESTMENT INC.

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

Report dated July 24th, 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 development of part of Lots 9 and 10, Plan M-170 and part of the closed Belfry Avenue road allowance for commercial use in conjunction with the New Sudbury Shopping Centre, 1115 & 1129 Belfry Ave., Sudbury, Lasalle Boulevard Investment Inc.

Lawrence Zucker and Alan Dillabough were present on behalf of the applicant.

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

Lawrence Zucker indicated that, since the applicant purchased the shopping centre property, numerous improvements and changes have been made and they are looking for additional lands. He also stated they support the Planning Staff's recommendations.

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 #2006-171:

Caldarelli-Bradley: THAT the application by Lasalle Boulevard Investment Inc. to amend By-law 95-500Z being the Zoning By-law for the (former) City of Sudbury to change the zoning classification of Part 1, Plan 53R-17853, Part 4, Plan 53R-17362, Part of Lot 9, Plan M-170, Part 11, Plan 53R-17876, Lot 1, Concession 5, Township of McKim, Sudbury from "R4", Multiple Residential to "C5", Shopping Centre Commercial, be approved subject to the following:

PUBLIC HEARINGS (cont'd)

APPLICATION FOR REZONING TO PERMIT THE DEVELOPMENT OF PART OF LOTS 9 AND 10, PLAN M-170 AND PART OF THE CLOSED BELFRY AVENUE ROAD ALLOWANCE FOR COMMERCIAL USE IN CONJUNCTION WITH THE NEW SUDBURY SHOPPING CENTRE, 1115 & 1129 BELFRY AVE., SUDBURY - LASALLE BOULEVARD INVESTMENT INC. (cont'd)

Recommendation #2006-171 (cont'd):

- a) That the amending by-law provide an exception to permit a maximum fence height of 2.44 metres.

CONCURRING MEMBERS: Councillors Bradley, Caldarelli, Dupuis, Thompson

CARRIED

APPLICATION FOR REZONING TO PERMIT A MECHANICAL GARAGE FOR THE REPAIR AND MAINTENANCE OF TRUCKS, TRACTOR TRAILERS AND AUTOMOBILES AND THE PARKING OF EQUIPMENT, 1774 AND 1794 PIONEER ROAD, SUDBURY - GLORIA AND MIKE PREVOST

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

Report dated July 25th, 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 mechanical garage for the repair and maintenance of trucks, tractor trailers and automobiles and the parking of equipment, 1774 and 1794 Pioneer Road, Sudbury, Gloria and Mike Prevost.

Mike Prevost, the applicant, and Charles Olivier, the agent, were present.

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

Councillor Caldarelli, Ward Councillor, stated she received no complaints 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.

PUBLIC HEARINGS (cont'd)

APPLICATION FOR REZONING TO PERMIT A MECHANICAL GARAGE FOR THE REPAIR AND MAINTENANCE OF TRUCKS, TRACTOR TRAILERS AND AUTOMOBILES AND THE PARKING OF EQUIPMENT, 1774 AND 1794 PIONEER ROAD, SUDBURY - GLORIA AND MIKE PREVOST (cont'd)

The following recommendation was presented:

Recommendation #2006-172:

Bradley-Caldarelli: THAT the application by Gloria and Mike Prevost (Agent: Olivier's Truck Repair Inc.) 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 Parcels 23453 and 23454 S.E.S., Lot 11, Concession 5, Township of Dill, Sudbury from "R1.D7.5", Single Residential and "M1-34", Light Industrial/Service Commercial Special to a revised "M1-Special", Light Industrial/Service Commercial Special be approved subject to the following:

- a) That the permitted uses be limited in the by-law to a commercial or public garage and accessory uses restricted to the existing non-residential buildings.
- b) That an "H" Holding provision be applied to the zoning on Parcel 23454 S.E.S. (1774 Pioneer Road) to be lifted following the execution of an amended site plan agreement including the lands in Parcel 23454 S.E.S. (1774 Pioneer Road).

CONCURRING MEMBERS: Councillors Bradley, Caldarelli, Dupuis, Thompson

CARRIED

PART I - CONSENT AGENDA

The following recommendation was presented to adopt Items C-1 to C-6 contained in Part 1 of the Consent Agenda:

Recommendation #2006-173:

Caldarelli-Bradley: THAT Items C-1 to C-6 contained in Part 1, Consent Agenda, be adopted.

CARRIED

PART I - CONSENT AGENDA (cont'd)

ROUTINE MANAGEMENT REPORTS

Item C-1
Extension to
Draft Approval,
Sandra Street,
Garson - Zulich
Development
Corporation

Report dated July 24th, 2006 was received from the General Manager of Growth & Development regarding Extension to Draft Approval, Sandra Street, Garson, Zulich Development Corporation.

Recommendation #2006-174:

Bradley-Caldarelli: THAT upon payment of the processing fee of \$1,475.00 prior to the September 4th, 2006 lapsing date, the conditions of draft approval of the draft plan of subdivision of Parcel 48390 S.E.S. in Lot 6, Concession 1, Township of Garson, File # 780-3/90009, be amended as follows:

- a) By deleting Condition # 20. and replacing it with the following:
 20. That this draft approval shall lapse on September 4th, 2009 and;

- b) By deleting condition #15 and replacing it with the following:
 15. That the subdivision agreement contain provisions whereby the developer will be required to make a cash contribution to relay two sections of sanitary sewer and/or construct a diversion sewer to allow for sufficient sanitary sewer capacity for this subdivision, to the satisfaction of the Director of Planning Services. The proportion of the cost allocated to Fabian Subdivision is \$9,650.00. Should the development not proceed within this three year draft plan extension, the allocated cost will be revised to reflect current construction costs.

- c) By deleting condition #24 and replacing it with the following:
 24. 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 ground water conditions within the proposed development. Also, the report should include design information and recommend construction procedures for storm and sanitary

PART I - CONSENT AGENDA (cont'd)

ROUTINE MANAGEMENT REPORTS (cont'd)

Item C-1
Extension to
Draft Approval,
Sandra Street,
Garson - Zulich
Development
Corporation
(cont'd)

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.”

d) By adding the following conditions:

25. That the developer prepare a sediment control plan for the construction phase of the project to the satisfaction of the Nickel District Conservation Authority and the Director of Planning Services.
26. 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, sideyards, 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.
27. 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 to pre-development levels. 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.

PART I - CONSENT AGENDA (cont'd)

ROUTINE MANAGEMENT REPORTS (cont'd)

- Item C-1
Extension to
Draft Approval,
Sandra Street,
Garson - Zulich
Development
Corporation
(cont'd)
28. 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.
29. Streetlights for this subdivision will be designed and constructed by Greater Sudbury Hydro Plus Inc. at the cost of the owner.
30. That the developer provide a utilities servicing plan showing the location of all utilities including City services, Hydro, 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.

CARRIED

Item C-2
Road Closure
and Declaration
of Surplus Land,
Moyle Street
(unopened),
Valley East

Report dated August 2nd, 2006 was received from the General Manager of Infrastructure and Emergency Services regarding Road Closure and Declaration of Surplus Land, Moyle Street (unopened), Valley East.

Recommendation #2006-175:

Caldarelli-Bradley: THAT the property legally described as PIN 73498-0559 (LT) formerly Parcel 16973 S.E.S., Moyle Street, Plan M-296, and PIN 73498-0557 (LT) formerly Parcel 16973 S.E.S., Block C, Plan M-296, Township of Blezard, Sudbury, be closed by By-Law and declared surplus to the City's needs.

CARRIED

Item C-3
Declaration of
Surplus Vacant
Land, Sunny
Street,
(unopened),
Garson

Report dated August 2nd, 2006 was received from the General Manager of Infrastructure and Emergency Services regarding Declaration of Surplus Vacant Land, Sunny Street, (unopened), Garson.

PART I - CONSENT AGENDA (cont'd)

ROUTINE MANAGEMENT REPORTS (cont'd)

Item C-3
Declaration of
Surplus Vacant
Land, Sunny
Street,
(unopened),
Garson (cont'd)

Recommendation #2006-176:

Caldarelli-Bradley: THAT the property legally described as Parcel 5803 S.E.S., part of Lot 3, Concession 4, Township of Garson, City of Greater Sudbury, Sunny Street (unopened), Garson, be declared surplus to the City's needs and closed by By-law.

CARRIED

Item C-4
Declaration of
Surplus Vacant
Land, Valleyview
Road, Val Caron

Report dated August 2nd, 2006 was received from the General Manager of Infrastructure and Emergency Services regarding Declaration of Surplus Vacant Land, Valleyview Road, Val Caron.

Recommendation #2006-177:

Caldarelli-Bradley: THAT the property legally described as part of Parcel 4752 S.E.S., Lots 1 to 112 inclusive, Plan M-1085, and Lots 19 to 26 inclusive, and Block 'B', Plan M-1086, part of Lot 7, Concession 5, Township of Blezard, Valleyview Road, Val Caron, be declared surplus to the City's needs.

CARRIED

Item C-5
Declaration of
Surplus Vacant
Land, Carriere
Street,
Chelmsford

Report dated August 2nd, 2006 was received from the General Manager of Infrastructure and Emergency Services regarding Declaration of Surplus Vacant Land, Carriere Street, Chelmsford.

Recommendation #2006-178:

Caldarelli-Bradley: THAT the property legally described as Parcel 16103 S.W.S. together with a right-of-way over Parcel 1577 S.W.S., part of Lot 3, Concession 2, Township of Rayside, Carriere Street, Chelmsford, be declared surplus to the City's needs.

CARRIED

Item C-6
Declaration
of Surplus Vacant
Land, Birch Lane,
Garson

Report dated August 2nd, 2006 was received from the General Manager of Infrastructure and Emergency Services regarding Declaration of Surplus Vacant Land, Birch Lane, Garson.

Recommendation #2006-179:

Caldarelli-Bradley: THAT the property legally described as Parcel 10235 S.E.S., part of Lot 5, Concession 2, Township of Garson, Birch Lane, Garson, be declared surplus to the City's needs.

CARRIED

In Camera At 11:18 a.m., the Planning Committee convened for the In Camera session of the meeting.

COUNCILLOR RUSS THOMPSON PRESIDING

Present Councillors Caldarelli, Reynolds

Staff D. Braney, Acting Director of Assets and Solid Waste;
B. Lautenbach, Director of Planning Services; E. Taylor, Acting
Manager of Development Approvals; P. Reid, Business
Development Officer; E. Labelle, Clerk Designate; F. Bortolussi,
Planning Committee Secretary

Declarations of Pecuniary Interest None declared.

"In Camera" **Recommendation #2006-180:**

Caldarelli-Bradley: 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

Regular Meeting At 11:25 a.m., the Planning Committee convened for the regular meeting.

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 recommendations emanated therefrom:

Item C-1 Vesting of Property from the September, 2005 Public Tax Sale - O'Neil Dr, Garson Report dated August 2nd, 2006 was received from the General Manager of Infrastructure and Emergency Services regarding Vesting of Property from the September, 2005 - Public Tax Sale - O'Neil Drive, Garson.
Recommendation #2006-181:

Caldarelli-Bradley: THAT Council of the City of Greater Sudbury vest vacant land on O'Neil Drive, Garson legally described as PIN 73494-0078, part of Lot 7, Concession 1, being Part 3 on Plan 53R-11721, Township of Garson, City of Greater Sudbury;

AND THAT the total taxes, including penalties, owing to the date of vesting be written off as uncollectible.

CARRIED

MATTERS ARISING FROM THE "IN CAMERA" SESSION (cont'd)

Item C-2
Sale of Land,
Mumford Drive -
Walden Industrial
Park

Report dated August 2nd, 2006 was received from the General Manager of Infrastructure and Emergency Services regarding Sale of Land, Mumford Drive - Walden Industrial Park.

Recommendation #2006-182:

Caldarelli-Bradley: THAT Council of the City of Greater Sudbury authorize the sale of Parcel 31095 S.W.S. being Part 6 on Plan 53R-11854, and part of Parcel 30457 S.W.S., part of Lot 4, Concession 5, Township of Waters, District of Sudbury, Mumford Drive, Walden Industrial Park to Cast Resources Equipment Ltd.;

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

AND THAT the net proceeds of the sale be credited to the Industrial Park Reserve Fund.

CARRIED

Item C-3
Sale of Land,
Magill Street -
Walden Industrial
Park

Report dated August 2nd, 2006 was received from the General Manager of Infrastructure and Emergency Services regarding Sale of Land, Magill Street - Walden Industrial Park.

Recommendation #2006-183:

Caldarelli-Bradley: THAT Council of the City of Greater Sudbury authorize the sale of part of PIN 73376-0288(LT), part of Lot 5, Concession 5, being Parts 2 and 4 on Plan 53R-16847, Township of Waters, District of Sudbury, Magill Street, Walden Industrial Park to Carriere Industrial Supply Limited;

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

AND THAT the net proceeds of the sale be credited to the Industrial Park Reserve Fund.

CARRIED

Item C-4
Purchase of Land
163 Lasalle Blvd.,
Sudbury

Report dated August 2nd, 2006 was received from the General Manager of Infrastructure and Emergency Services regarding Purchase of Land - Contract #2006-19 Lasalle Boulevard Road Improvements - 163 Lasalle Boulevard, Sudbury.

MATTERS ARISING FROM THE "IN CAMERA" SESSION (cont'd)

Item C-4
Purchase of Land
163 Lasalle Blvd.,
Sudbury

Recommendation #2006-184:

Caldarelli-Bradley: THAT Council of the City of Greater Sudbury authorize the purchase of 163 Lasalle Boulevard, Sudbury, legally described as PIN 02127-0331 (LT), Part of Lot 4, Concession 5, Sudbury, from Jeston Hawes and Lise Hawes;

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

AND THAT Council of the City of Greater Sudbury abandon the expropriation of 163 Lasalle Boulevard by rescinding By-Law # 2006-163E;

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

CARRIED

Adjournment

Recommendation #2006-185:

Caldarelli-Bradley: That we do now adjourn.
Time: 11:30 a.m.

CARRIED

CLERK DESIGNATE

COUNCILLOR RUSS THOMPSON