

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

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Committee Room C-13  
Tom Davies Square

Tuesday, September 5th, 2006

Commencement: 5:05 p.m.

Adjournment: 7:38 p.m.

**COUNCILLOR RUSS THOMPSON PRESIDING**

Present Councillors Bradley, Dupuis, Reynolds

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

Declarations of Pecuniary Interest None declared.

"In Camera" **Recommendation #2006-186:**

Bradley-Dupuis: That we move "In Camera" to deal with property matters in accordance with Article 15.5 of the City of Greater Sudbury Procedure By-law 2006-100 and the Municipal Act, 2001, s.239(2).

**CARRIED**

Recess At 5:16 p.m., the Planning Committee recessed.

Reconvene At 5:37 p.m., the Planning Committee reconvened in the **Council Chamber** for the regular meeting.

**COUNCILLOR RON DUPUIS PRESIDING**

Present Councillors Bradley, Reynolds, Thompson

Staff B. Lautenbach, Director of Planning Services; A. Potvin, Manager of Development Approvals; G. Clausen, City Engineer; K. Forrester, Real Estate Co-ordinator; E. Labelle, Clerk Designate; M. Laalo, Licensing & Assessment Clerk; F. Bortolussi, Planning Committee Secretary

Declarations of Pecuniary Interest      None declared

**MATTERS ARISING FROM THE “IN CAMERA” SESSION**

Rise and Report      Councillor Thompson reported the Committee met in closed session to deal with property matters and the following recommendations emanated therefrom:

Purchase of Land for MR 80 Road Improvements, 1725 Highway 69 North, McCrea Heights      **Recommendation #2006-187:**  
Dupuis-Bradley: THAT Council of the City of Greater Sudbury authorize the purchase of 1725 Highway 69 North, McCrea Heights, legally described as PIN 73498-0374 (LT), Lot 35, Plan M-296, from the Bank of Montreal;

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 Finance Reserve Fund - Roads.

**CARRIED**

Purchase and Sale of Vacant Land, Falconbridge Highway and Kingsway, Sudbury      **Recommendation #2006-188:**  
Bradley-Dupuis: THAT Council of the City of Greater Sudbury authorize the purchase of Part of 200 Falconbridge Highway, legally described as Part of PIN 73573-0160 (LT), Part of Lot 12, Concession 4, Sudbury;

THAT Council of the City of Greater Sudbury authorize the sale of the closed portion of the Kingsway road allowance legally described as Part of PIN 73573-0299 (LT);

THAT a By-law be passed authorizing the execution of the documents required to complete both transactions;

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

**CARRIED**

**MATTERS ARISING FROM THE “IN CAMERA” SESSION (cont’d)**

Sale of Vacant  
Land, Oak  
Street, Capreol

**Recommendation #2006-189:**

Dupuis-Bradley: THAT the Council of the City of Greater Sudbury authorize the sale of PIN 73507-1500, formerly Parcel 53M-1211 S.E.S., Part of Lot 10, Concession 6, Township of Capreol, being Lot 33, Plan 53M-1211, on Oak Street, Capreol, to Bruce and Sonia Yensen pursuant to the procedure governing the disposal of property as set out in the City’s Property By-Law;

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

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

**CARRIED**

**PUBLIC HEARINGS**

**APPLICATION TO EXTEND A TEMPORARY USE BY-LAW FOR THE STORAGE, SERVICING AND OPERATION OF BOOM TRUCKS AND CRANES AND RELATED ACCESSORY OFFICE USES, 7 & 8 OLD CREIGHTON ROAD, LIVELY - INCO LIMITED**

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

Report dated August 25th, 2006 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 for the storage, servicing and operation of boom trucks and cranes and related accessory office uses, 7 & 8 Old Creighton Road, Lively, Inco Limited

The Manager of Development Approvals advised the agent for the applicant was not present due to a scheduling problem but requested that the application proceed.

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 TO EXTEND A TEMPORARY USE BY-LAW FOR THE STORAGE, SERVICING AND OPERATION OF BOOM TRUCKS AND CRANES AND RELATED ACCESSORY OFFICE USES, 7 & 8 OLD CREIGHTON ROAD, LIVELY - INCO LIMITED (cont'd)**

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The following recommendation was presented:

**Recommendation #2006-190:**

Bradley-Thompson: THAT the application by Inco Limited to extend a temporary use by-law in order to permit a contractor's business comprised of the storage, servicing and operation of boom trucks and cranes and accessory office uses related thereto on lands described as Parcel 9286 S.W.S. in Lot 6, Concession 6, Township of Waters for a maximum period of three (3) years be approved subject to the following condition:

That minimum building and/or contractor's business operation(s) setbacks from a lot line for a temporary use shall be maintained as follows:

- 30 metres from the west lot line;
- 10 metres from any other lot line.

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

**CARRIED**

**APPLICATION FOR REZONING TO PERMIT THE RELOCATION OF THE TELEROBOTICS AND AUTOMATION RESEARCH CENTRE ALONG WITH LIGHT INDUSTRIAL SERVICE COMMERCIAL USES AND OFFICE SPACE RELATED TO THE ACADEMIC RESEARCH USE, 1755 REGIONAL ROAD 55, NAUGHTON - PENGUIN RESEARCH CENTRE INC.**

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

Report dated August 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 relocation of the telerobotics and automation research centre along with light industrial service commercial uses and office space related to the academic research use, 1755 Regional Road 55, Naughton, Penguin Research Centre Inc.

Greg Baiden was present on behalf of the applicant.

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

### **APPLICATION FOR REZONING TO PERMIT THE RELOCATION OF THE TELEROBOTICS AND AUTOMATION RESEARCH CENTRE ALONG WITH LIGHT INDUSTRIAL SERVICE COMMERCIAL USES AND OFFICE SPACE RELATED TO THE ACADEMIC RESEARCH USE, 1755 REGIONAL ROAD 55, NAUGHTON - PENGUIN RESEARCH CENTRE INC. (cont'd)**

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

Greg Baiden indicate the property will be used for research work which requires considerable space. He further indicated it was not practicable to set up this research space at Laurentian University. He stated that 80 per cent of the building will be used for research immediately.

Robert Clark, area resident, asked if there would be any mining material testing in the yard. The Director of Planning Services indicated that the by-law would prohibit outside storage. Mr. Baiden advised that a large door is planned for the gym in order that equipment can be brought inside. He stated that the bulk of the research work will be electronics and sensors.

Mr. Clark indicated his only concern is that the site plan control agreement provide for proper, aesthetically pleasing fencing for safety and sight issues and asked that the public be included in the site plan control agreement process. He was advised that the public is not included in this process; however, the Ward Councillors are. Also, the applicant can speak to the area residents prior to deal with the site plan control agreement

Susan Alemany, area resident, indicated that the area abutting the subject property is a green belt. It is an open concept maintained by the area residents with treed areas for playing and walking. She pointed out the walking trails on the aerial photos she provided to the Committee. She is concerned because she feels that the rustic appeal and the serenity of the area should be maintained. She stated she is not opposed to the proposal but is concerned with the aesthetics of the parking area. She is also concerned about truck traffic and storage in the parking area.

Mr. Baiden indicated that the yard area is all fenced. He is interested in the greening aspect but does not have the resources in the foreseeable future (2 to 3 years) for such landscaping. He stated that perhaps it can be done collectively in the neighbourhood. He also stated that there will be no big machinery stored outside.

The Director of Planning Services indicated that when a property is being rezoned, Planning Services must ascertain that there is sufficient parking potential which does not mean that all the parking area will be used. He stated that most of the parking will be in the front of the building for the foreseeable

**PUBLIC HEARINGS (cont'd)**

**APPLICATION FOR REZONING TO PERMIT THE RELOCATION OF THE TELEROBOTICS AND AUTOMATION RESEARCH CENTRE ALONG WITH LIGHT INDUSTRIAL SERVICE COMMERCIAL USES AND OFFICE SPACE RELATED TO THE ACADEMIC RESEARCH USE, 1755 REGIONAL ROAD 55, NAUGHTON - PENGUIN RESEARCH CENTRE INC. (cont'd)**

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future and the next phase will provide for parking on the west side next to the building.

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 #2006-191:**

Thompson-Bradley: THAT the application by Penguin Research Centre Inc. to amend By-law 83-303 being the Zoning By-law for the (former) Town of Walden to change the zoning classification of the lands forming Parcel 6433 S.W.S. and all of Plans SR-498 and Plan SR-1388, Lot 1, Concession 3, Township of Graham, 1755 Regional Road 55, Naughton from "I", Institutional Zone and "R1.D18", Single Residential Zone to "I-Special", Institutional-Special Zone, be approved, subject to the following:

- a) That prior to the enactment of the amending by-law the owner enter into a site plan agreement with the City of Greater Sudbury.
- b) That the amending by-law include in addition to the uses permitted in an "I", Institutional Zone the following as permitted uses:
  - i) light industrial uses defined as a light industrial use engaged in or used for research and development, the manufacturing and assembly of electronic, robotic, automated and software systems and products, and the warehousing or storing of related goods or material indoors;
  - ii) office uses accessory to a permitted use and related office uses.

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

**CARRIED**

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

Order of Agenda As the applicant for Public Hearing #3 was not present, the Committee agreed to deal with Public Hearing #4 at this time and return to Public Hearing #3 when the applicant arrived.

### **APPLICATION FOR DRAFT PLAN OF APPROVAL TO RE-SUBDIVIDE AN EXISTING SUBDIVISION INTO 29 LOTS, VICTORIA PLACE, CHELMSFORD - BONAVENTURE DEVELOPMENT COMPANY LIMITED**

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

Report dated August 25th, 2006 was received from the Director of Planning Services and the General Manager of Growth and Development regarding an application for draft plan of approval to re-subdivide an existing subdivision into 29 lots, Victoria Place, Chelmsford, Bonaventure Development Company Limited.

Letter of support dated September 5th, 2006 was received from Ward Councillor Berthiaume.

Steve Gossling, Miller & Urso Surveying Inc., 289 Cedar Street, Sudbury, was present on behalf of the applicant.

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

Steve Gossling indicated some phases of the subdivision have already been completed. The intent of this phase is to provide larger lots. He stated that they are bound to the street pattern from the initial subdivision and the proposed walkways are limiting their ability to provide larger lots. He indicated that to the east of the subject property there is an abandoned railroad right-of-way that is used as a walkway. He stated that the proposed south walkway has merit as it connects to Pinellas Road; however, the requirement of the two walkways would result in the loss of one or two lots.

The Manager of Developments Services indicated that the recommendation is for two walkways. However, if the Committee wishes to eliminate one, he suggested the north walkway.

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 DRAFT PLAN OF APPROVAL TO RE-SUBDIVIDE AN EXISTING SUBDIVISION INTO 29 LOTS, VICTORIA PLACE, CHELMSFORD - BONAVENTURE DEVELOPMENT COMPANY LIMITED (cont'd)**

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The following recommendation was presented:

#### **Recommendation #2006-192:**

Bradley-Thompson: THAT the City of Greater Sudbury Council's delegated official be directed to issue the draft plan approval for the subject subdivision to Bonaventure Development Company Limited 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 Lots 187 to 217 inclusive, Blocks G, J, K, N, and Part of Block F, Registered Plan M-1058, in Lot 1, Concession 3, Township of Balfour as shown on a plan of subdivision prepared by Steve Gossling, O.L.S., dated March 24, 2006.
2. That the draft plan be amended to include the walkways the City owns over blocks F and G, M-1058.
3. That the standard conditions of draft approval be imposed.
4. 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.
5. The owner shall enter into a written agreement to satisfy all requirements of the City of Greater Sudbury concerning the provision of roads, walkways, streetlighting, sanitary sewers, watermains, storm sewers, storm water management facilities, watermains and surface drainage facilities.
6. The proposed 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. This includes the allowance for a 13.5 metre radius on the cul-de-sac with a 17.5 metre radius to the property line.
7. Prior to the submission of servicing plans, the owner shall, to the satisfaction of the General Manager of Infrastructure and Emergency Services, provide a geotechnical report prepared by a geotechnical



**PUBLIC HEARINGS (cont'd)**

**APPLICATION FOR DRAFT PLAN OF APPROVAL TO RE-SUBDIVIDE AN EXISTING SUBDIVISION INTO 29 LOTS, VICTORIA PLACE, CHELMSFORD - BONAVENTURE DEVELOPMENT COMPANY LIMITED (cont'd)**

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**Recommendation #2006-192 (cont'd):**

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, 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.

8. The owner shall provide a detailed lot grading plan prepared 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 the boundary properties to mesh the lot grading of the new site to the existing properties.
9. The owner shall have all stormwater management facilities constructed at such time as the General Manager of Infrastructure and Emergency Services may direct. The owner will provide lands for said facilities as required by the City of Greater Sudbury.
10. The owner shall develop a siltation control plan for the subdivision construction period to the satisfaction of the General Manager of Infrastructure and Emergency Services, Nickel District Conservation Authority and the Department of Fisheries and Oceans.
11. The owner will be required to construct Keith Avenue to a collector standard, complete with sidewalk on one side to the satisfaction of the General Manager of Infrastructure and Emergency Services.
12. The development of lots 2, 3, 4, 26 (fronting eastward), and 27 will not occur without the construction of a cul-de-sac on lots 1, 28, and 29.
13. 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.

**PUBLIC HEARINGS (cont'd)**

**APPLICATION FOR DRAFT PLAN OF APPROVAL TO RE-SUBDIVIDE AN EXISTING SUBDIVISION INTO 29 LOTS, VICTORIA PLACE, CHELMSFORD - BONAVENTURE DEVELOPMENT COMPANY LIMITED (cont'd)**

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**Recommendation #2006-192 (cont'd):**

14. Streetlights for this subdivision will be designed and constructed by Greater Sudbury Hydro Plus Inc. at the cost of the owner.
15. The owner shall be required to provide sodded rear yard drainage swales as a condition of initial acceptance of the subdivision infrastructure.
16. The owner will be required to ensure that the corner radius for all intersecting streets is to be 9.0 m.
17. 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 Bradley, Reynolds, Thompson, Dupuis**

**CARRIED**

Order of Agenda      The Committee noted that the applicant for Public Hearing #3 was still not in attendance and, notwithstanding this fact, agreed to hold the public hearing at this time.

**APPLICATIONS FOR REZONING AND OFFICIAL PLAN AMENDMENT IN ORDER TO RECOGNIZE TWO EXISTING WAREHOUSE BUILDINGS ON THE SUBJECT PROPERTY, 2888 LASALLE BOULEVARD, SUDBURY - AZ DEVELOPMENTS INC.**

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

Report dated August 28th, 2006 was received from the Director of Planning Services and the General Manager of Growth and Development regarding applications for rezoning and Official Plan amendment in order to recognize two existing warehouse buildings on the subject property, 2888 Lasalle Boulevard, Sudbury, AZ Developments Inc.

Letter of concern dated September 1st, 2006 was received from David Michelizza on behalf of 1650935 Ontario Inc.

**PUBLIC HEARINGS (cont'd)**

**APPLICATIONS FOR REZONING AND OFFICIAL PLAN AMENDMENT IN ORDER TO RECOGNIZE TWO EXISTING WAREHOUSE BUILDINGS ON THE SUBJECT PROPERTY, 2888 LASALLE BOULEVARD, SUDBURY - AZ DEVELOPMENTS INC. (cont'd)**

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Letter of support dated September 5th, 2006 was received from Ward Councillor Callaghan.

The applicant was not present.

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

When asked, the Manager of Development Services indicated that, if the applications are denied, the matter will have to be dealt with in the Courts as the buildings are already existing.

With respect to the requirement of a \$35,000 contribution towards the upgrading of Lasalle Boulevard, Councillor Reynolds asked if anyone else has contributed to the upgrading.

The Manager of Development Approvals indicated that Planning Services dealt with these applications as vacant property for which this type of contribution is usually requested. He further indicated this contribution is for the road at the applicant's property.

When asked if an applicant is advised when the road work will be done, the City Engineer indicated that applicants are not usually advised when the work will be done. The monies are collected and held until the work is done and, if the work is not done, the monies are refunded.

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 recommendations were presented:

**Recommendation #2006-193:**

Bradley-Thompson: THAT the application by AZ Developments Inc. to amend the Secondary Plan for the former City of Sudbury by changing the land use designation from "Rural District" to "Light Industrial District" and to introduce site specific policies to restrict the use of the site to the two existing warehouses be approved.

**PUBLIC HEARINGS (cont'd)**

**APPLICATIONS FOR REZONING AND OFFICIAL PLAN AMENDMENT IN ORDER TO RECOGNIZE TWO EXISTING WAREHOUSE BUILDINGS ON THE SUBJECT PROPERTY, 2888 LASALLE BOULEVARD, SUDBURY - AZ DEVELOPMENTS INC. (cont'd)**

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**Recommendation #2006-193 (cont'd):**

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

**CARRIED**

The following recommendation was presented:

Thompson-Bradley: THAT the application by AZ Developments Inc. to amend By-law 95-500Z being the Comprehensive Zoning By-law for the (former) City of Sudbury as it applies to Parcel 4853 S.E.S, Lot 8, Concession 6, Township of Neelon, City of Greater Sudbury, by changing the zoning classification from "RU", Rural Zone to, "M2-S", Light Industrial Special zone be approved subject to the following:

1. That prior to the passing of an amending by-law the applicant will be required to contribute \$35,000 towards the upgrading of Lasalle Boulevard.
2. That prior to the passing of the amending by-law the applicant will be required to pave their entrance from Lasalle northerly 25 metres.
3. That prior to the passing of the amending by-law the applicant will ensure that the outstanding building permit applications have satisfied the requirements for fire, structure, and health safety issues pertaining to the construction of the buildings to the satisfaction of the Chief Building Official.
4. That prior to the passing of the amending by-law the requirement for potable water and septic system requirements are satisfied to the satisfaction of the Sudbury and District Health Unit.
5. That the amending by-law specify the permitted use will be restricted to warehousing for the two existing buildings.

**PUBLIC HEARINGS (cont'd)**

**APPLICATIONS FOR REZONING AND OFFICIAL PLAN AMENDMENT IN ORDER TO RECOGNIZE TWO EXISTING WAREHOUSE BUILDINGS ON THE SUBJECT PROPERTY, 2888 LASALLE BOULEVARD, SUDBURY - AZ DEVELOPMENTS INC. (cont'd)**

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The following amendment to the recommendation was presented:

**Recommendation #2006-194:**

Reynolds-Bradley: THAT Condition #1 be deleted:

**CONCURRING MEMBERS: Councillor Reynolds**

**NON-CONCURRING MEMBERS: Councillors Bradley, Thompson, Dupuis**

**DEFEATED**

The main recommendation was presented:

**Recommendation #2006-195:**

Thompson-Bradley: THAT the application by AZ Developments Inc. to amend By-law 95-500Z being the Comprehensive Zoning By-law for the (former) City of Sudbury as it applies to Parcel 4853 S.E.S, Lot 8, Concession 6, Township of Neelon, City of Greater Sudbury, by changing the zoning classification from "RU", Rural Zone to, "M2-S", Light Industrial Special zone be approved subject to the following:

1. That prior to the passing of an amending by-law the applicant will be required to contribute \$35,000 towards the upgrading of Lasalle Boulevard.
2. That prior to the passing of the amending by-law the applicant will be required to pave their entrance from Lasalle northerly 25 metres.
3. That prior to the passing of the amending by-law the applicant will ensure that the outstanding building permit applications have satisfied the requirements for fire, structure, and health safety issues pertaining to the construction of the buildings to the satisfaction of the Chief Building Official.
4. That prior to the passing of the amending by-law the requirement for potable water and septic system requirements are satisfied to the satisfaction of the Sudbury and District Health Unit.

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

### **APPLICATIONS FOR REZONING AND OFFICIAL PLAN AMENDMENT IN ORDER TO RECOGNIZE TWO EXISTING WAREHOUSE BUILDINGS ON THE SUBJECT PROPERTY, 2888 LASALLE BOULEVARD, SUDBURY - AZ DEVELOPMENTS INC. (cont'd)**

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#### **Recommendation #2006-195 (cont'd):**

5. That the amending by-law specify the permitted use will be restricted to warehousing for the two existing buildings.

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

**NON-CONCURRING MEMBERS: Councillor Reynolds**

**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 #2006-196:**

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

**CARRIED**

## **ROUTINE MANAGEMENT REPORTS**

Item C-1  
Draft Subdivision  
Approval  
Extension,  
Langdon  
Subdivision,  
Blezard Township  
Bradford Holdings

Report dated August 24th, 2006 was received from the General Manager of Growth and Development regarding an application for draft subdivision approval extension, Langdon Subdivision, Blezard Township, Bradford Holdings.

#### **Recommendation #2006-197:**

Bradley-Thompson: THAT upon payment of the processing fee of \$2,500.00 prior to the lapsing date of September 30th, 2006, the conditions of draft approval for the draft plan of subdivision of Parcels 6113, 26448'A' and 14193 S.E.S., Lot 11, Concession 5, Township of Blezard, File No. 780-7/81002, be amended as follows:

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

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

Item C-1  
Draft Subdivision  
Approval  
Extension,  
Langdon  
Subdivision,  
Bleazard Township  
Bradford Holdings  
(cont'd)

**Recommendation #2006-197 (cont'd):**

- a) By deleting Condition # 17 and replacing it with the following:
  - 17. "That this draft approval shall lapse on September 30th, 2009."
  
- b) By revising Condition # 18 to read as follows:
  - 18. "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 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."
  
- c) By revising condition # 19 to read as follows:
  - 19. "That the developer prepare a lot grading/drainage plan addressing storm water runoff from this developed subdivision to the satisfaction of the Nickel District Conservation Authority and the City of Greater Sudbury. The detailed lot grading plan is to be prepared 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

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

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

Item C-1  
Draft Subdivision  
Approval  
Extension,  
Langdon  
Subdivision,  
Bleazard Township  
Bradford Holdings  
(cont'd)

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**Recommendation #2006-197 (cont'd):**

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 as per the City's Lot Grading Policy."

d) By adding the following conditions #23 and #24, #25, #26 and #27

23. "That the developer provide a utilities servicing plan showing the location of all utilities including City services, Greater Sudbury 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."

24. "That the developer prepare a sediment control plan for the construction phase of the project to the satisfaction of the Ministry of Natural Resources and the Director of Planning Services."

25. "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 water courses. 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



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

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

Item C-1  
Draft Subdivision  
Approval  
Extension,  
Langdon  
Subdivision,  
Bleazard Township  
Bradford Holdings  
(cont'd)

**Recommendation #2006-197 (cont'd):**

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.

26. 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.
27. Streetlights for this subdivision will be designed and constructed by Greater Sudbury Hydro Plus Inc. at the cost of the owner.

**CARRIED**

Item C-2  
Declaration of  
Surplus Land, part  
of 1157 O'Grady  
Street, Sudbury

Report dated August 30th, 2006 was received from the General Manager of Infrastructure and Emergency Services regarding declaration of surplus land, part of 1157 O'Grady Street, Sudbury.

**Recommendation #2006-198:**

Thompson-Bradley: THAT part of 1157 O'Grady Street, Sudbury, legally described as part of PIN 73601-0103 (LT), being the westerly 19.6 metres of Lot 11 on Plan 1SB, Sudbury be declared surplus to the City's needs and reconveyed to the former registered owner;

AND THAT a By-law be passed authorizing the execution of the documents required to complete the reconveyance.

**CARRIED**

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

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

Item C-3  
Declaration of  
Surplus Vacant  
Land, Cedar  
Green Subdivision

Report dated August 30th, 2006 was received from the General Manager of Infrastructure and Emergency Services regarding declaration of surplus vacant land, Cedar Green Subdivision.

**Recommendation #2006-199:**

Thompson-Reynolds: THAT the property legally described as Blocks 26 and 27 on Plan 53M-1271, Cedar Green Subdivision (Phase 5), be declared surplus to the City's needs and reconveyed to the former registered owner;

AND THAT a By-law be passed authorizing the execution of the documents required to complete the reconveyance

**CARRIED**

Item C-4  
Declaration of  
Surplus Vacant  
Land, Walkway  
South of  
Sycamore Street,  
Chelmsford

Report dated August 30th, 2006 was received from the General Manager of Infrastructure and Emergency Services regarding declaration of surplus vacant land, walkway south of Sycamore Street, Chelmsford.

**Recommendation #2006-200:**

Reynolds-Thompson: THAT the property legally described as Parcel 25824 S.W.S., Block 'E', Plan M-1046, Lot 3, Concession 3, Township of Balfour, walkway south of Sycamore Street, Chelmsford, be declared surplus to the City's needs.

**CARRIED**

Item C-5  
Closure of Part  
of Laneway west  
of Simcoe Street,  
Sudbury

Report dated August 30th, 2006 was received from the General Manager of Infrastructure and Emergency Services regarding closure of part of laneway west of Simcoe Street, Sudbury.

**Recommendation #2006-201:**

Reynolds-Thompson: THAT the property legally described as part of the laneway west of Simcoe Street, Sudbury abutting Lot 147, Plan 29-S-1, Part of the west half of Lot 1, Concession 3, Township of McKim, Sudbury, be declared surplus to the City's needs and closed by By-law.

**CARRIED**

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

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

Item C-6  
Declaration of  
Surplus Vacant  
Land, Unopened  
Road Allowance,  
Peter Street,  
Bleazard Valley

Report dated August 30th, 2006 was received from the General Manager of Infrastructure and Emergency Services regarding declaration of surplus vacant land, unopened road allowance, Peter Street, Bleazard Valley.

**Recommendation #2006-202:**

Thompson-Reynolds: THAT the property legally described as PIN 73500-0067, formerly Parcel 4582 S.E.S., Part of Lot 10, Concession 6, being Part 1 on Plan 53R-13717, Township of Bleazard, Peter Street, Bleazard Valley be declared surplus to the City's needs and closed by By-law.

**CARRIED**

**PART II - REGULAR AGENDA**

**MANAGERS' REPORTS**

Item R-1  
Revisions to the  
City's Engineering  
Manual, Maximum  
Road Grades

Report dated August 29th, 2006 was received from the General Manager of Infrastructure and Emergency Services regarding revisions to the City's Engineering Manual - Maximum Road Grades.

**Recommendation #2006-203:**

Reynolds-Thompson: THAT the City's maximum road grades in the Engineering Manual be revised to include the proposed revisions as developed by the Development Liaison Advisory Committee (DLAC) Road Grades Subcommittee, all in accordance with the report from the General Manager of Infrastructure and Emergency Services dated August 29, 2006.

**CARRIED**

Adjournment                      **Recommendation #2006-204:**

Reynolds-Thompson:              That we do now adjourn.  
Time: 7:38 p.m.

**CARRIED**

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CLERK DESIGNATE

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COUNCILLOR RON DUPUIS