

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

**Council Chamber
Tom Davies Square**

**Tuesday, October 17th, 2006
Commencement: 5:36 p.m.
Adjournment: 10:50 p.m.**

COUNCILLOR RON DUPUIS PRESIDING

Present

Councillors Bradley, Caldarelli, Reynolds, Thompson

Councillors Berthiaume, Craig, Gasparini

Staff

B. Lautenbach, Director of Planning Services; A. Potvin, Manager of Development Approvals; G. Clausen, City Engineer; R. Webb, Supervisor of Development Engineering; D. Nadorozny, General Manager of Growth and Development; D. Braney, Assets Manager; K. Forrester, Real Estate Co-ordinator; E. Labelle, Clerk Designate; M. Laalo, Licensing & Assessment Clerk; F. Bortolussi, Planning Committee Secretary

News Media

Channel 10 News; MCTV; Northern Life; Sudbury Star

**Declarations of
Pecuniary Interest**

Councillor Caldarelli declared a conflict regarding Public Hearing #2 (Frank Moroso, 2957 Richard Lake Drive, Sudbury) as she owns property in the vicinity of the subject lands.

PUBLIC HEARINGS

**APPLICATION FOR REZONING TO PERMIT THE DEVELOPMENT OF AN
ELEMENTARY SCHOOL BY LE CONSEIL SCOLAIRE DE DISTRICT CATHOLIQUE
DU NOUVEL-ONTARIO, CENTENNIAL DRIVE AND RAMSEY VIEW COURT,
SUDBURY - JAY-M HOLDINGS LIMITED, MIRROR MANAGEMENT LIMITED, VINCA
ESTATES LIMITED, 908498 ONTARIO LIMITED AND THE CITY OF GREATER
SUDBURY**

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

Report dated October 6th, 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 an elementary school by Le Conseil Scolaire de District Catholique du Nouvel-Ontario, Centennial Drive and Ramsey View Court, Sudbury, Jay-M Holdings Limited, Mirror Management Limited, Vinca Estates Limited, 908498 Ontario Limited and the City of Greater Sudbury.

PUBLIC HEARINGS (cont'd)

**APPLICATION FOR REZONING TO PERMIT THE DEVELOPMENT OF AN
ELEMENTARY SCHOOL BY LE CONSEIL SCOLAIRE DE DISTRICT CATHOLIQUE
DU NOUVEL-ONTARIO, CENTENNIAL DRIVE AND RAMSEY VIEW COURT,
SUDBURY - JAY-M HOLDINGS LIMITED, MIRROR MANAGEMENT LIMITED, VINCA
ESTATES LIMITED, 908498 ONTARIO LIMITED AND THE CITY OF GREATER
SUDBURY (cont'd)**

Letter of concern dated September 11th, 2006 was received from Mark Murphy.

Letter of opposition dated September 17th, 2006 was received from Helen Mayer.

Letter of approval dated October 5th, 2006 was received from Carmel Girouard.

Traffic Impact Study dated October 2006 prepared by Tranplan Associates was distributed to the Committee Members under separate cover.

Letter of concern dated October 16th, 2006 from Rose Jones was distributed to the Committee Members.

Letter of concern dated October 17th, 2006 from Paula Worton was distributed to the Committee Members.

Letter of concern received October 17th, 2006 from Ted Coe was distributed to the Committee Members.

Petition of support from parents of students of École séparée St-Denis was circulated to the Committee Members.

Letter of concern dated October 27th, 2006 from George Hill was circulated to the Committee Members.

Letter of objection received October 17th, 2006 from John D. Rutherford was distributed to the Committee Members.

Letter of concern received October 17th, 2006 from Barbra Rucker was distributed to the Committee Members.

Letter of support dated October 10th, 2006 from Annette Tracey was distributed to the Committee Members.

Michael Keenan of Desmarais, Keenan, 30 Durham Street, Sudbury, Counsel for the applicant, Rejean Dupuis of Le Conseil Scolaire de district catholique du Nouvel-Ontario, 201 Jogues Street, Sudbury and Louis Belanger of Nicholls Yallowega Belanger Architects, 255 Larch Street, Sudbury were present.

PUBLIC HEARINGS (cont'd)

APPLICATION FOR REZONING TO PERMIT THE DEVELOPMENT OF AN ELEMENTARY SCHOOL BY LE CONSEIL SCOLAIRE DE DISTRICT CATHOLIQUE DU NOUVEL-ONTARIO, CENTENNIAL DRIVE AND RAMSEY VIEW COURT, SUDBURY - JAY-M HOLDINGS LIMITED, MIRROR MANAGEMENT LIMITED, VINCA ESTATES LIMITED, 908498 ONTARIO LIMITED AND THE CITY OF GREATER SUDBURY (cont'd)

The Director of Planning Services outlined the application to the Committee. He indicated that this matter was deferred at the September 19th, 2006 meeting at the request of the applicant. He stated some modifications were made to the original proposal. He indicated that the new site plan provided for only one access point. He also indicated that the bus and parent drop off/pick up area is separate from the parking area.

Michael Keenan advised that an adjournment was requested in order to obtain a full traffic study prior to proceeding with the project. He indicated that the rezoning to "I", Industrial is requested for a 450 student elementary school which use is contemplated in the Official Plan approved by the new Official Plan passed by Council. He indicated these lands have always been zoned for development with Lots 1 and 2 presently zoned "R5" which would permit a 17-storey apartment building with 200 units and 300 parking spaces and Lot 13 presently zoned "R4" which would permit a 5-storey apartment building with 54 units and 81 parking spaces. He feels this is an appropriate site for a school with its proximity to Science North and the James Jerome Sports Complex. He advised that the school would not be built on the wetlands but on the rock outcrop and that the school building would cover only 16% of the total property. He also stated that the wetlands on the subject property represent only 1.5% of the wetlands in the area.

Rejean Dupuis began the electronic presentation presented to the Committee. He indicated that the parents of the students have been involved in the process of looking for a new location for the school. He explained the reasons for the need for a new school including the growth in the area and the age of the school. He further indicated the site of École séparée Saint-Denis has already have several additions and the site is too small for expansion. Another consideration is the noise level and security and safety issues of being located on Regent Street. He stated that they have looked at other sites; however this site is centrally located which is what the parents requested, has the required acreage and is close to amenities. He also stated the benefits of this project to the community such as day care spaces, green spaces and off hour parking for users of the James Jerome Sports Complex. He outlined the steps leading to this public hearing. He also outlined the issues raised by municipal officials and area residents such as flood plain, access to the property, traffic impact and compatibility with the neighbourhood and the solutions or actions taken in each regard.

PUBLIC HEARINGS (cont'd)

APPLICATION FOR REZONING TO PERMIT THE DEVELOPMENT OF AN ELEMENTARY SCHOOL BY LE CONSEIL SCOLAIRE DE DISTRICT CATHOLIQUE DU NOUVEL-ONTARIO, CENTENNIAL DRIVE AND RAMSEY VIEW COURT, SUDBURY - JAY-M HOLDINGS LIMITED, MIRROR MANAGEMENT LIMITED, VINCA ESTATES LIMITED, 908498 ONTARIO LIMITED AND THE CITY OF GREATER SUDBURY (cont'd)

Louis Belanger continued the electronic presentation outlining some zoning comparison facts regarding the proposal such as uses permitted, building heights, parking, hours of use, traffic impact and ecological impact. He further outlined the traffic impact study setting out Tranplan Associates recommendations and conclusions such as the installation of a 4-way stop at Centennial Drive and Ramsey View Court and the merits of establishing 40km/h speed limits. He indicated that the building design took into account environmental, energy efficiency and ecological considerations. He concluded by outlining some projects already undertaken by Le Conseil Scolaire de district catholique du Nouvel-Ontario.

When asked, Michael Keenan advised that a public meeting was held with the area residents. He indicated notice of the meeting was delivered to area residents and the meeting was well attended (85 to 100 people). He further indicated that the residents were provided with the electronic presentation made tonight except for the traffic impact study which had not yet been completed at the time of the public meeting.

Recess At 7:12 p.m., the Planning Committee recessed.

Reconvene At 7:18 p.m., the Planning Committee reconvened.

Paula Worton, area resident, spoke on flooding and storm water management emphasizing the fact that water runs downhill. She stated that the removal of green space reduces the ability of the soil to absorb water therefore causing flooding and that stormwater volumes and possible water contamination need to be considered. She also stated that the increased traffic will have a negative effect on the area. She feels the new school should be built elsewhere.

Ted Coe, area resident, presented a 'traffic proposal' in response to the two rezoning applications in this area on behalf of the citizens in the immediate area of Centennial Drive and Ramsey View Court. He feels that neither included a traffic impact study and therefore the proposals did not consider the 1,100 area residents. He stated that the majority of the residents, who are older working or retired people without school age children, live in four high-rise apartment buildings on two short streets with the balance living in townhouses. He indicated his group examined the traffic study for this proposal and feel the two objectives of providing a current accurate count of existing traffic and of providing the impact of the proposed developments and the completion of the Sudbury

PUBLIC HEARINGS (cont'd)

APPLICATION FOR REZONING TO PERMIT THE DEVELOPMENT OF AN ELEMENTARY SCHOOL BY LE CONSEIL SCOLAIRE DE DISTRICT CATHOLIQUE DU NOUVEL-ONTARIO, CENTENNIAL DRIVE AND RAMSEY VIEW COURT, SUDBURY - JAY-M HOLDINGS LIMITED, MIRROR MANAGEMENT LIMITED, VINCA ESTATES LIMITED, 908498 ONTARIO LIMITED AND THE CITY OF GREATER SUDBURY (cont'd)

Regional Hospital on the traffic situation were not met. He indicated that 15 area residents conducted their own traffic count over a 12-hour period (Thursday, October 12th, 2006 from 7:00 a.m. to 7:00 p.m) at the intersection of Centennial Drive and Ramsey View Court. He stated their results were 4,038 vehicles during that period. They feel there is already an existing traffic problem and therefore this proposal should not be approved.

Monique Laforge indicated she is a disabled person who travels from Valley East for medical appointments. She stated she opposes the proposal because of the traffic congestion. She feels a new school in proposed location will create pollution. She also feels that École séparée Saint-Denis can be demolished and rebuilt and the children bused to a temporary location during construction.

Michael McKean indicated he is one of the parents who has been involved with the school board for several years. He stated that the proposed site is ideal to encourage students in the French language. He also stated the site is central and the proposal is an effective use of the land.

Andre Dumais indicated he is the father of two boys attending École séparée Saint-Denis and is in support of the application. He stated that as the subject property is slated for development and this application should be considered as it is for a rezoning from a high density residential building to a school. He presented a petition signed by 150 parents feel the same way and asked for the support of the Committee.

Gordon McNeil, area resident, indicated he is not against schools or children but feel this location is not suitable for development and should remain a green space.

Gordon McNeil read a letter to the Committee from George Hill who was an intermediate science teacher. Mr. Hill indicated he worked with many students in the areas of characteristics and classification of living things in the wetlands of the subject property. Mr. Hill stated this has been a learning area for many students and should not be replaced with a school building.

Molly Hancock, area resident, stated she is strongly opposed to the application as she feel it is the deliberate destruction of wetlands. She feels that no studies have been done on the potential environmental impact of development on the subject lands. She also feels there will be a traffic impact with more cars and

PUBLIC HEARINGS (cont'd)

APPLICATION FOR REZONING TO PERMIT THE DEVELOPMENT OF AN ELEMENTARY SCHOOL BY LE CONSEIL SCOLAIRE DE DISTRICT CATHOLIQUE DU NOUVEL-ONTARIO, CENTENNIAL DRIVE AND RAMSEY VIEW COURT, SUDBURY - JAY-M HOLDINGS LIMITED, MIRROR MANAGEMENT LIMITED, VINCA ESTATES LIMITED, 908498 ONTARIO LIMITED AND THE CITY OF GREATER SUDBURY (cont'd)

school buses which will result in more pollution. Development on this land will destroy the natural air cleansing in the area and will affect the general health of the residents and children. She feels it is essential in the interest of better health that an environmental impact assessment be done at the earliest possible time.

John Rutherford spoke with respect to water drainage. He indicated this is a large and complex system of water courses and a study to assess and propose water management methods for this area has not been done. He requested that this matter be deferred until such time as such assessment as well as a traffic assessment have been completed.

Manon Larose indicated that the City is in a growth trend and a new modern school can be a recruitment component to attract young families. She feels that qualified consultants and City staff have reviewed the proposal and have recommended approval of what will be an ecologically responsible building.

Barbra Rucker, area resident, indicated she feels this is a hydrologically, ecologically and environmentally sensitive area which should be protected. She stated the wetland area cleans and improves the air and life quality of the area residents. She also stated that a school is not needed in this location as there are already five schools within walking distance. She requested that the Committee postpone a decision on this application and relocate the school elsewhere.

Patricia Sullivan, a lawyer with Conroy Trebb Scott Hurtubise, indicated she is representing a number of owners and tenants of Rockview Towers and the townhouses on Centennial Drive and Ramsey View Court who are opposed to this application. She stated that the public meeting held on September 18th, 2006 was cut short and not all individuals were allowed to speak. She indicated that not all the information was presented that evening: they were not aware that the City owned part of the subject property; they were not aware that other venues were considered; and they were not aware that the proposed opening of the new school was September of 2008.

Patricia Sullivan outlined some issues and concerns:

- Incompatibility - the area is predominantly residential with four large apartment buildings and town houses for a total of 682 units
- densely populated neighbourhood - this is a densely populated area with predominantly older age or seniors with no children or population growth to warrant a school

PUBLIC HEARINGS (cont'd)

APPLICATION FOR REZONING TO PERMIT THE DEVELOPMENT OF AN ELEMENTARY SCHOOL BY LE CONSEIL SCOLAIRE DE DISTRICT CATHOLIQUE DU NOUVEL-ONTARIO, CENTENNIAL DRIVE AND RAMSEY VIEW COURT, SUDBURY - JAY-M HOLDINGS LIMITED, MIRROR MANAGEMENT LIMITED, VINCA ESTATES LIMITED, 908498 ONTARIO LIMITED AND THE CITY OF GREATER SUDBURY (cont'd)

- “I”, Institutional zoning provision for ten metre setbacks - why is the applicant being granted a five metre setback
- traffic - this area is already overly congested
- environment - soil concerns in the Staff report and run-off of water from parking area to area residences

Patricia Sullivan stated that, as the City owns part of the subject lands, the Committee has more control on their decision than if they were all private lands.

Michael Keenan provided the Committee with a copy of a memo from the Property Administrator dated July 25th, 2005 to various outside agencies, City departments and Ward Councillors which indicated that the City was considering declaring surplus and selling Lot 13 on Centennial Drive to Le Conseil Scolaire de district catholique du Nouvel-Ontario as they were interested in acquiring the same. The memo requested a reply from anyone having concerns or reservations. He stated that no replies opposing the transfer of the lot were received and therefore they proceeded as if the lot were privately owned. On this basis, the school board expended a substantial amount of monies to arrive at this point.

Michael Keenan provided the Committee with a copy of a memo from the Property Administrator dated July 25th, 2005 to various outside agencies, City departments and Ward Councillors which indicated that the City was considering declaring surplus and selling Lot 13 on Centennial Drive to Le Conseil Scolaire de district catholique du Nouvel-Ontario as they were interested in acquiring the same. The memo requested a reply from anyone having concerns or reservations. He stated that no replies opposing the transfer of the lot were received and therefore they proceed as if the lot were privately owned. On this basis, the school board expended a substantial amount of monies to arrive at this point.

With respect to the request for a five metre setback rather than the required ten metres, Michael Keenan indicated this was requested in the event they are required to move the building location further back on the rock in order to avoid the wetlands.

Councillor Caldarelli, Ward Councillor, indicated she is satisfied there is a severe traffic problem at least at certain times of the day. She stated she is also concerned that the wetlands are environmentally sensitive. She further stated

PUBLIC HEARINGS (cont'd)

APPLICATION FOR REZONING TO PERMIT THE DEVELOPMENT OF AN ELEMENTARY SCHOOL BY LE CONSEIL SCOLAIRE DE DISTRICT CATHOLIQUE DU NOUVEL-ONTARIO, CENTENNIAL DRIVE AND RAMSEY VIEW COURT, SUDBURY - JAY-M HOLDINGS LIMITED, MIRROR MANAGEMENT LIMITED, VINCA ESTATES LIMITED, 908498 ONTARIO LIMITED AND THE CITY OF GREATER SUDBURY (cont'd)

that as one-third of the lands are owned by the City, she can not support this application.

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.

Recess At 9:20 p.m., the Planning Committee recessed.

Reconvene At 9:25 p.m., the Planning Committee reconvened

The following recommendations were presented:

Recommendation #2006-227:

Bradley-Reynolds: THAT the application by Jay M Holdings, Mirror Management Limited, Vinca Estates Limited, 908498 Ontario Limited and the City of Greater Sudbury 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 Lots 1 and 13 and part of Lot 2, Plan M-876, Lot 6, Concession 2, Township of McKim, Sudbury from "R4", Multiple Residential and "R5", Highrise Multiple Residential to "I - Special", Institutional - Special, be approved subject to the following:

- a) That the amending by-law include a minimum interior sideyard setback of 5 metres.
- b) Prior to the enactment of the amending by-law, the applicant shall provide a registered survey identifying that part of Lot 2, Plan M-876 to be rezoned to "I", Institutional Special Zone.
- c) Prior to the issuance of a building permit, the owner shall have entered into a site plan control agreement for the development of the property, addressing along with other matters, the implementation of a traffic impact study addressing access, pedestrian safety, sidewalk requirements, on-site circulation, along with the requirements of the Department of Fisheries and Oceans, Nickel District Conservation Authority, fencing,

PUBLIC HEARINGS (cont'd)

APPLICATION FOR REZONING TO PERMIT THE DEVELOPMENT OF AN ELEMENTARY SCHOOL BY LE CONSEIL SCOLAIRE DE DISTRICT CATHOLIQUE DU NOUVEL-ONTARIO, CENTENNIAL DRIVE AND RAMSEY VIEW COURT, SUDBURY - JAY-M HOLDINGS LIMITED, MIRROR MANAGEMENT LIMITED, VINCA ESTATES LIMITED, 908498 ONTARIO LIMITED AND THE CITY OF GREATER SUDBURY (cont'd)

Recommendation #2006-227 (cont'd):

landscaping, geotechnical considerations, storm water management and site servicing, all to the satisfaction of the Director of Planning Services.

CONCURRING MEMBERS: Councillors Bradley, Dupuis

NON-CONCURRING MEMBERS: Councillors Caldarelli, Reynolds, Thompson

DEFEATED

Recommendation #2006-228:

Thompson-Bradley: THAT the applicant be refunded the amount of \$1,700.00.

CONCURRING MEMBERS: Councillors Bradley, Dupuis, Thompson

NON-CONCURRING MEMBERS: Councillors Caldarelli, Reynolds

CARRIED

9:50 p.m. Having declared a conflict, Councillor Caldarelli, departed the meeting.

Recess At 9:50 p.m., the Planning Committee recessed.

Reconvene At 9:55 p.m., the Planning Committee reconvened

APPLICATION FOR REZONING TO ADD A SLEEP CABIN AS A SITE-SPECIFIC PERMITTED USE IN A PERMANENT WATERFRONT RESIDENTIAL ZONE, 2957 RICHARD LAKE DRIVE, SUDBURY - FRANK MOROSO

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

Report dated October 10th, 2006 was from the Director of Planning Services and the General Manager of Growth and Development regarding an application for rezoning to add a sleep cabin as a site-specific permitted use in a permanent waterfront residential zone, 2957 Richard Lake Drive, Sudbury, Frank Moroso.

PUBLIC HEARINGS (cont'd)

APPLICATION FOR REZONING TO ADD A SLEEP CABIN AS A SITE-SPECIFIC PERMITTED USE IN A PERMANENT WATERFRONT RESIDENTIAL ZONE, 2957 RICHARD LAKE DRIVE, SUDBURY - FRANK MOROSO (cont'd)

Frank Moroso, the applicant, was present.

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

Proceed Past
10:00 p.m.

Recommendation #2006-229:

Thompson-Reynolds: THAT we proceed past the hour of 10:00 p.m.

CARRIED

Frank Moroso indicated that it is not his intention to use the loft area as a residence but only as a sleeping area with a wash basin and toilet. He further indicated he future plans are for a permanent residence on this property.

Brenda Polano indicated she lives next to the subject property. She stated she is concerned the loft be converted to a residence and used year round and asked if this could result in two residential units on one property. She also indicated that the applicant is directing water onto her property. She feels the amount of water onto her property will increase with the construction of a permanent residence.

Dave Polano, area resident, stated that the loft could not be used as a residence as it is too small.

Sherri Moroso, daughter-in-law, indicated that it is the intention that the property remain in the family and, if Frank Moroso does not build a permanent residence, her and her husband will.

Frank Moroso indicated that the log cabin on the property is infested with mice and bats and has no ceiling, no hot water and no toilet facilities. He stated that it is to be demolished and there are plans for a permanent residence. He has applied for a field bed and has put in a well.

Mr. Moroso indicated he does not feel there are any drainage issues and does not want to be required to pay the cost of remedying a non-existent problem.

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)

APPLICATION FOR REZONING TO ADD A SLEEP CABIN AS A SITE-SPECIFIC PERMITTED USE IN A PERMANENT WATERFRONT RESIDENTIAL ZONE, 2957 RICHARD LAKE DRIVE, SUDBURY - FRANK MOROSO (cont'd)

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:

Reynolds-Bradley: THAT the application by Frank Moroso to amend By-law 95-500Z being the Comprehensive Zoning By-law for the (former) City of Sudbury on lands described as Parcel 10308 S.E.S. in Lot 9, Concession 6, Township of Dill from "R1.D2.5", Single Residential to "R1.D2.5 - Special", Single Residential Special be approved.

The following amendment to the recommendation was presented:

Recommendation #2006-230:

Reynolds-Thompson: THAT the recommendation be amended to include: subject to the following:

- a) That prior to the passing of an amending by-law, drainage shall be reviewed by municipal staff to the satisfaction of the Director of Planning Services.

CONCURRING MEMBERS: Councillors Bradley, Reynolds, Thompson, Dupuis

CARRIED

The main recommendation as amended was presented:

Recommendation #2006-231:

Reynolds-Bradley: THAT the application by Frank Moroso to amend By-law 95-500Z being the Comprehensive Zoning By-law for the (former) City of Sudbury on lands described as Parcel 10308 S.E.S. in Lot 9, Concession 6, Township of Dill from "R1.D2.5", Single Residential to "R1.D2.5 - Special", Single Residential Special be approved, subject to the following:

- a) That prior to the passing of an amending by-law, drainage shall be reviewed by municipal staff to the satisfaction of the Director of Planning Services.

CONCURRING MEMBERS: Councillors Bradley, Reynolds, Thompson, Dupuis

CARRIED

PUBLIC HEARINGS (cont'd)

10:40 p.m. Councillor Caldarelli, returned to the meeting.

APPLICATION FOR REZONING TO PERMIT THE CONVERSION OF A FORMER SCHOOL INTO FIVE RESIDENTIAL UNITS AND TO CREATE NINE RESIDENTIAL LOTS ON THE REMAINDER OF THE PARCEL, 106 ARLINGTON DRIVE, DOWLING - ALAIN & MELINDA DESCHAMPS

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

Report dated October 6th, 2006 was from the Director of Planning Services and the General Manager of Growth and Development regarding an application for rezoning to permit the conversion of a former school into five residential units and to create nine residential lots on the remainder of the parcel, 106 Arlington Drive, Dowling - Alain & Melinda Deschamps

Letter of opposition dated October 14th, 2006 from Denise L. Lalonde, Rose Marie Beres, Ron and Brenda Weaver, Fern Chouinard, Rolly Chouinad, Mike Petryna and Leona Petryna was distributed to the Committee Members.

Alain and Melinda Deschamps, the applicants, were present.

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

Alain Deschamps indicated that they purchased the property five years ago to open a day care which has now been closed.

Councillor Berthiaume, Ward Councillor, indicated he received no telephone calls opposing this application which he supports.

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 #2006-232:

Bradley-Reynolds: THAT the application by Alain and Melinda Deschamps to amend By-law 83-300 being the Comprehensive Zoning By-law for the (former) Towns of Valley East and Onaping Falls as it applies to Parcel 15176 S.W.S., Lot 182, M-469, Lot 4, Concession 4, Dowling Township, by changing the zoning classification from "I", Institutional Zone to "R1", Single Residential zone and "R3", Medium Density Residential zone be approved subject to the following:

PUBLIC HEARINGS (cont'd)

APPLICATION FOR REZONING TO PERMIT THE CONVERSION OF A FORMER SCHOOL INTO FIVE RESIDENTIAL UNITS AND TO CREATE NINE RESIDENTIAL LOTS ON THE REMAINDER OF THE PARCEL, 106 ARLINGTON DRIVE, DOWLING - ALAIN & MELINDA DESCHAMPS (cont'd)

Recommendation #2006-232 (cont'd):

- a) That prior to a building permit being issued the applicant will be required to enter into a site plan agreement if the number of dwelling units in the existing school exceeds 4 units.
- b) That the applicant provide the Development Services Section with a registered plan of survey outlining the lands to be rezoned to enable the preparation of an amending by-law.

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

CARRIED

Recommendation #2006-233:

Bradley-Reynolds: THAT the future consent applications with respect to Parcel 15176 S.W.S., Lot 182, Plan M-469, Lot 4, Concession 4, Dowling Township, be permitted to proceed by way of the consent process.

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

CARRIED

PART I - CONSENT AGENDA

The following recommendation was presented to adopt Items C-1 to C-4 contained in Part 1 of the Consent Agenda:

Recommendation #2006-234:

Bradley-Reynolds: THAT Items C-1 to C-4 contained in Part 1, Consent Agenda, be adopted with the exception of Item C-3 as otherwise dealt with.

CARRIED

PART I - CONSENT AGENDA (cont'd)

ROUTINE MANAGEMENT REPORTS

Item C-1
Subdivision
Referral Request
for Consent
Application
B00122/2006,
Moxam Landing
Road, Lively - Jim
& Marion Wendler

Report dated October 6th, 2006 was received from the General Manager of Growth and Development regarding an application for Subdivision Referral Request for Consent Application B00122/2006, Moxam Landing Road, Lively, Jim and Marion Wendler,

Recommendation #2006-235:

Reynolds-Bradley: THAT Consent Application B0122/2006 with respect to Parcel 7340 S.W.S. in Lot 2, Concession 2, Township of Waters be permitted to proceed by way of the consent process.

CARRIED

Item C-2
Subdivision
Referral Request
for Consent
Application
B00124/2006,
Goodwill Drive,
Garson - Robert
and Maryon Dinan

Report dated October 6th, 2006 was received from the General Manager of Growth and Development regarding an application for Subdivision Referral Request for Consent Application B00124/2006, Goodwill Drive, Garson, Robert and Maryon Dinan.

Recommendation #2006-236:

Bradley-Caldarelli: That Consent Applications B0124/2006 to B0126/2006 with respect to Parcel 381 S.E.S. in Lot 1, Concession 1, Township of Garson, south side of Goodwill Drive, Garson be permitted to proceed by way of the consent process.

CARRIED

Item C-3 **Refer to page 15**

Item C-4
Footpaths North
of Cross Street
between Philip
and Woodland
Avenue, Lively

Report dated October 11th, 2006 was received from the General Manager of Infrastructure and Emergency Services regarding Footpaths North of Cross Street between Philip and Woodland Avenue, Lively.

Recommendation #2006-237:

Bradley-Caldarelli: THAT staff conduct an evaluation of the footpaths North of Cross Street between Philip Street and Woodland Avenue, Lively abutting Lots 87 to 92 and Lots 114 to 127, on Plan M-932, and that a questionnaire be sent to all residents within a 300 metre radius of the footpaths to ascertain the amount of support for the closure.

CARRIED

PART I - CONSENT AGENDA (cont'd)

ROUTINE MANAGEMENT REPORTS (cont'd)

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

Report dated October 11th, 2006 was received from the General Manager of Infrastructure and Emergency Services regarding Declaration of Vacant Surplus Land, Centennial Drive, Sudbury.

Recommendation #2006-238:

Reynolds-Bradley: THAT the property legally described as Parcel 32846 S.E.S., being Lot 13 on Plan M-876 (Centennial Drive, Sudbury), be declared surplus to the City's needs and conveyed to Le Conseil Scolaire Catholique du Nouvel Ontario in exchange for property legally described as part of PIN 02138-0157, being part of Block "A" on Plan 47-S, Township of McKim (Kathleen Street, Sudbury).

THAT a By-Law be passed authorizing the execution of the documents required to complete the transactions.

DEFEATED

PART II - REGULAR AGENDA

MANAGERS' REPORTS

Item R-1
Proposed
Improper Water
Service
Connection,
Sunny St, Garson
Dennis Rollins

Report dated October 20th, 2006 was received from the General Manager of Infrastructure and Emergency Services regarding Proposed Improper Water Service Connection, Sunny Street, Garson, Dennis Rollins.

Recommendation #2006-239:

Caldarelli-Bradley: THAT the improper water service connection for Dennis Rollins on Part 4 on Plan 53R-17881, Sunny Street in Garson, be approved;

AND FURTHER THAT authorization to approve future improper service connections be delegated to the City Engineer, all in accordance with the report from the General Manager of Infrastructure and Emergency Services, dated October 10, 2006.

CARRIED

Adjournment

Recommendation #2006-240:

Bradley-Caldarelli: That we do now adjourn.
Time: 10:50 p.m.

CARRIED

CLERK DESIGNATE

COUNCILLOR RON DUPUIS