

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

---

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

**Tuesday, November 7th, 2006  
Commencement: 4:52 p.m.  
Adjournment: 6:40 p.m.**

**COUNCILLOR RUSS THOMPSON PRESIDING**

Present Councillors Bradley, Caldarelli, Dupuis

Staff B. Lautenbach, Director of Planning Services; K. Forrester, Real Estate Co-ordinator; P. Reid, Business Development Officer; E. Labelle, Clerk Designate; F. Bortolussi, Planning Committee Secretary

Declarations of Pecuniary Interest None declared.

"In Camera" **Recommendation #2006-241:**

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 5:04 p.m., the Planning Committee recessed.

Reconvene At 5:35 p.m., the Planning Committee reconvened in the **Council Chamber** for the regular meeting.

**COUNCILLOR RON DUPUIS PRESIDING**

Present Councillors Bradley, Caldarelli, Thompson

Staff B. Lautenbach, Director of Planning Services; R. Webb, Supervisor of Development Engineering; E. Labelle, Clerk Designate; M. Laalo, Licensing & Assessment Clerk; F. Bortolussi, Planning Committee Secretary

News Media MCTV

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:

Sale of Land, Walden Industrial Park, Magill Street, Lively

**Recommendation #2006-242:**

Bradley-Caldarelli: THAT the Council of the City of Greater Sudbury authorize the sale of PIN 73376-0334, being Parts 7, 8, 9, 10 and 11, Plan 53R-16847, part of Lot 5, Concession 5, Township of Waters, Magill Street, Walden Industrial Park to 510669 Ontario Limited (Stainless Steel Technology);

AND 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 Industrial Park Reserve Fund.

**CARRIED**

Acquisition of Land, Falconbridge Road Fifth Lane

**Recommendation #2006-243:**

Caldarelli-Bradley: THAT the Council of the City of Greater Sudbury authorize the purchase of part of 1178 Falconbridge Road, Sudbury, legally described as part of PIN 73565-0142 (LT), formerly part of Parcel 7749 S.E.S., being part of Lot 10, Concession 6, Township of Neelon, Sudbury, from Petro-Canada Inc.,

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

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

**CARRIED**

Declaration of Surplus Land & Sale of Part of 143 Lasalle Blvd., Sudbury

**Recommendation #2006-244:**

Bradley-Caldarelli: THAT the property municipally known as part of 143 Lasalle Boulevard, Sudbury and legally described as part of PIN 02127-0294 (LT), formerly Parcel 15131 S.E.S., part of Lot 3, Plan M-172, City of Greater Sudbury be declared surplus to the City’s needs and sold pursuant to the procedures governing the disposal of full marketability property as set out in By-Law 2003-294;

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

Declaration of  
Surplus Land &  
Sale of Part of  
143 Lasalle Blvd,  
Sudbury (cont'd)

**Recommendation #2006-244 (cont'd):**

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

AND THAT the proceeds of sale be credited to the 2006 Capital Roads Project Budget for the Lasalle Boulevard Road Improvement Contract #2006-19.

**CARRIED**

Sale & Purchase  
of Vacant Land  
Belfry Avenue  
Sudbury

**Recommendation #2006-245:**

Caldarelli-Bradley: THAT the Council of the City of Greater Sudbury authorize the sale of the closed portion of Belfry Avenue legally described as part of PIN 02125-0177, designated as Part 11 on Plan 53R-17876, City of Greater Sudbury;

AND THAT the Council of the City of Greater Sudbury authorize the purchase of part of PIN 02125-0021, designated as Part 12 on Plan 53R-17876, City of Greater Sudbury;

AND THAT the Council of the City of Greater Sudbury authorize the acquisition of an easement over part of PIN 02125-0021, Lot 1, Concession 5, City of Greater Sudbury;

AND THAT a by-law be passed authorizing the execution of the documents required to complete all transactions;

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

**CARRIED**

**PUBLIC HEARINGS**

**APPLICATION TO PERMIT THE TEMPORARY USE OF A GARDEN SUITE FOR A PERIOD OF TEN YEARS, 2399 DOMINION DRIVE, HANMER - RICHARD & JEANNE MONGEAU**

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

**PUBLIC HEARINGS (cont'd)**

**APPLICATION TO PERMIT THE TEMPORARY USE OF A GARDEN SUITE FOR A PERIOD OF TEN YEARS, 2399 DOMINION DRIVE, HANMER - RICHARD & JEANNE MONGEAU (cont'd)**

---

Report dated October 26th, 2006 was received from the Director of Planning Services and the General Manager of Growth and Development regarding an application to permit the temporary use of a garden suite for a period of ten years, 2399 Dominion Drive, Hanmer, Richard & Jeanne Mongeau.

Richard and Jeanne Mongeau, the applicants, were present.

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

Jeanne Mongeau indicated the approval of this application would be the best alternative to allow Richard's parents to have their independence while they could still look after them.

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 #2006-246:**

Bradley-Thompson: THAT the application by Richard and Jeanne Mongeau, as it applies to Parcel 49671 S.E.S, Part 4, Plan 53R-12967, Lot 10, Concession 1, Township of Hanmer, City of Greater Sudbury, in order to permit a garden suite on the subject lands for a period of 10 years, pursuant to Section 39 of the Planning Act be approved subject to the following:

- a) That the temporary use by-law include a provision to allow the garden suite to have a west side yard setback of 25 feet from the interior lot line.

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

**CARRIED**

**PUBLIC HEARINGS (cont'd)**

**APPLICATION FOR OFFICIAL PLAN AMENDMENT TO PERMIT A SITE SPECIFIC EXEMPTION FROM POLICIES RELATED TO THE SEVERANCE OF LANDS WITHIN THE AGRICULTURAL RESERVE, 954 GRAVEL DRIVE, HANMER - JAMES AND DEBI MCNICOL (cont'd)**

---

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

Report dated October 27th, 2006 was received from the Director of Planning Services and the General Manager of Growth and Development regarding an application for Official Plan Amendment to permit a site specific exemption from policies related to the severance of lands within the Agricultural Reserve, 954 Gravel Drive, Hanmer, James and Debi McNicol.

James and Debi McNicol, the applicants, were present.

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

Debi McNicol advised that the reason for this application is that the soil on the property has been stripped and the cost of attempting to farm the land is prohibitive. She indicated there are people interested in purchasing the property for residential purposes. They can not afford to farm the land and would like to see it put to some use.

Councillor Dupuis, Ward Councillor, indicated he received no calls in opposition to this application.

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

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

The following recommendation was presented:

**Recommendation #2006-247:**

Thompson-Bradley: THAT the application by James and Debi McNicol, owners of the remainder of Parcel 1498 S.E.S., in Lot 4, Concession 4, Township of Hanmer, to amend the Official Plan for the Sudbury Planning Area in order to provide a site specific exemption from policies related to the severance of lands within the Agricultural Reserve, be denied.

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

**CARRIED**

**PUBLIC HEARINGS (cont'd)**

**APPLICATION FOR OFFICIAL PLAN AMENDMENT TO PERMIT A SITE SPECIFIC EXEMPTION FROM POLICIES RELATED TO THE SEVERANCE OF LANDS WITHIN THE AGRICULTURAL RESERVE, 954 GRAVEL DRIVE, HANMER - JAMES AND DEBI MCNICOL (cont'd)**

---

The following recommendation was presented:

**Recommendation #2006-248:**

Bradley-Caldarelli: THAT the application by James and Debi McNicol to amend the Official Plan for the Sudbury Planning Area by introducing a site specific policy amendment to permit the creation of one residential lot with respect to those lands described as the remainder of Parcel 1498 S.E.S., in Lot 4, Concession 4, Township of Hanmer, be approved subject to the following condition:

1. Severance to create one single residential lot may be permitted subject to the following criteria being satisfied:
  - i) the lot size shall be from 0.4 to 0.8 hectare;
  - ii) the minimum lot frontage shall be 60 metres along an existing public road;
  - iii) soil conditions must be proven to be suitable for the installation of a private sewage system; and,
  - iv) there must be a proven potable water supply in both quantity and quality for domestic purposes.

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

**CARRIED**

**APPLICATION FOR REZONING IN ORDER TO PERMIT THE CONSOLIDATION OF A STRIP OF LAND WITH THE ABUTTING PROPERTY, 237 BLOOR STREET SUDBURY - SERBIAN CHURCH OF ST. PETER & ST. PAUL**

---

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

Report dated October 26th, 2006 was received from the Director of Planning Services and the General Manager of Growth and Development regarding an application for rezoning in order to permit the consolidation of a strip of land with the abutting property, 237 Bloor Street Sudbury, Serbian Church of St. Peter & St. Paul.

## PUBLIC HEARINGS (cont'd)

### **APPLICATION FOR REZONING IN ORDER TO PERMIT THE CONSOLIDATION OF A STRIP OF LAND WITH THE ABUTTING PROPERTY, 237 BLOOR STREET SUDBURY - SERBIAN CHURCH OF ST. PETER & ST. PAUL (cont'd)**

---

Dorothy Godin and Milan Jovanovic were present on behalf of the applicant.

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

Dorothy Godin indicated it is the intention of the Church to sell the property and the sale is conditional on this application being approved. The Church requires the strip of land for pedestrian access, not for parking. She indicated the building is now vacant and they have had inquiries from potential purchasers.

Councillor Bradley, Ward Councillor, asked for the Committee's support in this application.

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

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

The following recommendation was presented:

#### **Recommendation #2006-249:**

Bradley-Thompson: THAT the application by The Serbian Church of St. Peter and St. Paul to amend By-law 95-500Z being the Comprehensive Zoning by-law for the (former) City of Sudbury as it applies to Lots 55 and 56, Plan 1-S, Lot 6, Concession 4, Township of McKim, City of Greater Sudbury, by changing the zoning classification from "R4", Multiple Residential zone and "I", Institutional to "I-S", Institutional Special zone and "R4-S", Multiple Residential Special zone, be approved as outlined.

- A) That the driveway portion of the subject lands being rezoned from "R4", Multiple Residential Zone to "I-S", Institutional Special zone be approved, subject to the following:
- 1) 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.
  - 2) That prior to the enactment of the amending by-law the applicant will be required to provide an opaque fence along the lot line of the Serbian Club and the residential dwelling.

**PUBLIC HEARINGS (cont'd)**

**APPLICATION FOR REZONING IN ORDER TO PERMIT THE CONSOLIDATION OF A STRIP OF LAND WITH THE ABUTTING PROPERTY, 237 BLOOR STREET SUDBURY - SERBIAN CHURCH OF ST. PETER & ST. PAUL (cont'd)**

**Recommendation #2006-249 (cont'd):**

- 3) That the following exceptions be provided in the by-law:
  - a) The rear yard of Lot 56 will be reduced from 10m to 7.3m;
  - b) The westerly side yard will be reduced from 10m to 3.3m.
  
- B) That the remainder of Lot 55 be rezoned from "R4" Multiple Residential zone to "R4-S", Multiple Residential Special zone with the following exceptions being provided in the by-law:
  - 1) That the by-law recognize that the remainder of Lot 55 will have a frontage of 43 feet along Bloor Street;
  - 2) That the "R4-S" zone recognize a reduced corner side yard from 4.5m to 2.1m;
  - 3) That the "R4-S" zone recognize that 6 parking spaces are provided without the 3m landscape buffer along Bessie Street.

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

**CARRIED**

**APPLICATION TO REZONE ELEVEN (11) DRAFT APPROVED LOTS FROM "R1", SINGLE RESIDENTIAL TO "R2", DOUBLE RESIDENTIAL, ESTELLE STREET SUBDIVISION, SUDBURY - DALRON CONSTRUCTION LIMITED**

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

Report dated 26th, 2006 was received from the Director of Planning Services and the General Manager of Growth and Development regarding an application to rezone eleven (11) draft approved lots from "R1", Single Residential to "R2", Double Residential, Estelle Street Subdivision, Sudbury, Dalron Construction Limited.

Phil Arnold of Dalron Construction Limited was present.

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



**PUBLIC HEARINGS (cont'd)**

**APPLICATION TO REZONE ELEVEN (11) DRAFT APPROVED LOTS FROM "R1", SINGLE RESIDENTIAL TO "R2", DOUBLE RESIDENTIAL, ESTELLE STREET SUBDIVISION, SUDBURY - DALRON CONSTRUCTION LIMITED (cont'd)**

Phil Arnold indicated there are no "R2", Double Residential zoned lots in the City and they have been receiving calls asking for this type of housing.

Rob Whipple, area resident, indicated he has some concerns regarding this proposal. He indicated he is not opposed to the change to the proposed lots for semi-detached units but would not like to see all lots changed to double residential use as this would generate a considerable amount of traffic.

The Director of Planning Services indicated if the applicant wishes to have more lots for semi-detached units, it would have to make another 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.**

The following recommendation was presented:

**Recommendation #2006-250:**

Thompson-Bradley: THAT the application by Dalron Construction Limited to amend Zoning By-law 95-500Z being the Comprehensive Zoning By-law for the (former) City of Sudbury on lands described as part of Parcel 35067 S.E.S., Parts 1 to 4, Plan SR-2991, in Lot 9, Concession 3, Township of Neelon from "R1", Single Residential to "R2", Double Residential be approved subject to the following condition:

1. That the applicant provide the Development Approvals Section with a registered survey plan of the subject property to enable the preparation of an amending by-law.

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

**CARRIED**

## **PART I - CONSENT AGENDA**

The following recommendation was presented to adopt Items C-1 to C-3 contained in Part 1 of the Consent Agenda:

### **Recommendation #2006-251:**

Bradley-Thompson: THAT Items C-1 to C-3 contained in Part 1, Consent Agenda, be adopted.

**CARRIED**

## **MINUTES**

Item C-1  
Report #7  
VETAC Minutes  
Sept 26, 2006

### **Recommendation #2006-252:**

Caldarelli-Bradley: That Report #7, VETAC Committee Minutes of September 26th, 2006, be received.

**CARRIED**

## **ROUTINE MANAGEMENT REPORTS**

Item C-2  
Declaration of  
Surplus Vacant  
Land, Christina  
Drive, Sudbury

Report dated November 1st, 2006 was received from the General Manager of Infrastructure and Emergency Services regarding Declaration of Surplus Vacant Land, Christina Drive, Sudbury.

### **Recommendation #2006-253:**

Bradley-Caldarelli: THAT the property legally described as part of PIN 73565-0799, part of Lot 10, Concession 6, being part of Block 49 on Plan 53M-1164, abutting Lots 32 to 35 inclusive on Plan 53M-1164, Township of Neelon, Christina Drive, Sudbury, be declared surplus to the City's needs.

**CARRIED**

Item C-3  
Declaration of  
Surplus Vacant  
Land, Justin  
Street, Blezard

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

### **Recommendation #2006-254:**

Caldarelli-Bradley: THAT the property legally described as PIN 73501-1876 & PIN 73501-1877, part of Lot 8, Concession 6, being Blocks 21 and 22 on Plan 53M-1333, Township of Blezard, be declared surplus to the City's needs and reconveyed to the former registered owner;

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

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

Item C-3                    **Recommendation #2006-254 (cont'd):**  
Declaration of  
Surplus Vacant        AND THAT a By-law be passed authorizing the execution of the  
Land, Justin            documents required to complete the reconveyance.  
St. Blezard (cont'd)

**CARRIED**

Adjournment            **Recommendation #2006-255:**  
  
Caldarelli-Thompson: That we do now adjourn.  
Time: 6:40 p.m.

**CARRIED**

\_\_\_\_\_  
CLERK DESIGNATE

\_\_\_\_\_  
COUNCILLOR RON DUPUIS