

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

Committee Room C-11
Tom Davies Square

Tuesday, March 20th, 2007
Commencement: 4:48 p.m.
Adjournment: 11:15 p.m.

COUNCILLOR ANDRÉ RIVEST PRESIDING

Present Councillors Cimino (A5:12pm), Berthiaume, Dutrisac, Caldarelli (A4:50pm)

Staff B. Lautenbach, Director of Planning Services; A. Potvin, Manager of Development Approvals; K. Forrester, Real Estate Co-ordinator; R. Swiddle, City Solicitor; P. Reid, Business Development Officer; E. Labelle, Clerk Designate; T. Lamarche, Deputy Clerk

Declarations of Pecuniary Interest None declared.

"In Camera" **Recommendation #2007-83:**

Berthiaume-Dutrisac: That we move "In Camera" to deal with a property disposition and solicitor/client advice 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 5:15 p.m., the Planning Committee recessed.

Reconvene At 5:45 p.m., the Planning Committee reconvened in the **Council Chamber** for the regular meeting.

COUNCILLOR FRANCES CALDARELLI PRESIDING

Present Councillors Cimino, Berthiaume, Dutrisac, Rivest

Mayor Rodriguez, Councillors Dupuis, Craig

Staff B. Lautenbach, Director of Planning Services; A. Potvin, Manager of Development Approvals; R. Webb, Supervisor of Development Engineering; B. Falcioni, Director of Roads and Transportation; R. Swiddle, City Solicitor; E. Taylor, Senior Planner; E. Labelle, Clerk Designate; T. Lamarche, Deputy Clerk; M. Laalo, Licensing & Assessment Clerk; F. Bortolussi, Planning Committee Secretary

News Media Channel 10 News; Northern Life; Sudbury Star

Declarations of Pecuniary Interest None declared

MATTERS ARISING FROM THE “IN CAMERA” SESSION

Rise and Report Councillor Rivest reported the Committee met in closed session to deal with a property disposition and solicitor/client advice and the following recommendations emanated therefrom:

Item C-1 **Recommendation #2007-84:**

Sale of Land,
M.R. #84, Capreol
Industrial Lot

Dutrisac-Berthiaume: THAT the Council of the City of Greater Sudbury authorize the sale of PIN 73507 - 0511 being Parts 4 and 7, Plan 53R-13570, part of Lots 10 and 11, Concession 6, Township of Capreol, on M. R. # 84, to 862340 Ontario Limited;

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 Land Acquisition Reserve Fund.

CARRIED

PUBLIC HEARINGS

APPLICATION FOR REZONING TO PERMIT THE TEMPORARY USE OF A GARDEN SUITE FOR A PERIOD OF TEN YEARS, 376 BLACK LAKE ROAD, LIVELY - MARK AND DONNA WALLI

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

Report dated February 21st, 2007 was received from the Director of Planning Services and the General Manager of Growth and Development regarding an application for rezoning to permit the temporary use of a garden suite for a period of ten years, 376 Black Lake Road, Lively, Mark and Donna Walli.

Mark Walli, one of the applicants, was present.

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

PUBLIC HEARINGS (cont'd)

APPLICATION FOR REZONING TO PERMIT THE TEMPORARY USE OF A GARDEN SUITE FOR A PERIOD OF TEN YEARS, 376 BLACK LAKE ROAD, LIVELY - MARK AND DONNA WALLI (cont'd)

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

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

The following recommendation was presented:

Recommendation #2007-85:

Berthiaume-Dutrisac: THAT the application by Mark and Donna Walli as it applies to Parcel 5988 S.W.S., Part 8, Plan 53R-14963, Lot 5, Concession 3, Township of Waters, 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.

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

CARRIED

APPLICATION FOR REZONING IN ORDER TO PERMIT THE CONVERSION OF AN EXISTING COMMERCIAL BUILDING INTO A TWO-UNIT DWELLING, 31 & 35 YOUNG STREET, CAPREOL - L. R. PREVOST AND CITY OF GREATER SUDBURY

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

Report dated March 6th, 2007 was received from the Director of Planning Services and the General Manager of Growth and Development regarding an application for rezoning in order to permit the conversion of an existing commercial building into a two-unit dwelling, 31 & 35 Young Street, Capreol, L. R. Prevost and City of Greater Sudbury.

Larry Prevost, the applicant, was present.

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:

PUBLIC HEARINGS (cont'd)

APPLICATION FOR REZONING IN ORDER TO PERMIT THE CONVERSION OF AN EXISTING COMMERCIAL BUILDING INTO A TWO-UNIT DWELLING, 31 & 35 YOUNG STREET, CAPREOL - L. R. PREVOST AND CITY OF GREATER SUDBURY (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:

Recommendation #2007-86:

Dutrisac-Berthiaume: THAT the application by L. R. Prevost and City of Greater Sudbury to amend By-law 83-301 being the Comprehensive Zoning By-law for the (former) Town of Capreol by changing the zoning classification of lands described as PINs 73507 - 0716, 73507 - 0009 and 73507 - 1157, Parcels 3924, 3674 and 31843 S.E.S., Lots 104,105 and part of Lot 103, Plan M-65, Part 1, Plan SR-923, in Lot 11, Concession 6, Township of Capreol from "C2", General Commercial to "C2 - Special", General Commercial Special be approved subject to the following conditions:

1. That the amending zoning by-law specify that the only permitted use shall be two dwelling units on the main floor; and,
2. That vehicular access to Lot 104 and part of Lot 103 shall not be permitted directly from Young Street.

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

CARRIED

PUBLIC HEARINGS (cont'd)

APPLICATION FOR REZONING TO PERMIT AN ELEMENTARY SCHOOL, RAMSEY VIEW COURT AND CENTENNIAL DRIVE, SUDBURY - JAY-M HOLDINGS, MIRROR MANAGEMENT LIMITED, VINCA ESTATES LIMITED AND 908498 ONTARIO LIMITED (AGENT: CONSEIL SCOLAIRE DE DISTRICT CATHOLIQUE DU NOUVEL - ONTARIO) (PUBLIC HEARING #3)

- AND -

APPLICATION FOR REZONING TO PERMIT AN ELEMENTARY SCHOOL, RAMSEY VIEW COURT AND CENTENNIAL DRIVE, SUDBURY - JAY-M HOLDINGS, MIRROR MANAGEMENT LIMITED, VINCA ESTATES LIMITED, 908498 ONTARIO LIMITED AND THE CITY OF GREATER SUDBURY (AGENT: CONSEIL SCOLAIRE DE DISTRICT CATHOLIQUE DU NOUVEL - ONTARIO) (PUBLIC HEARING #4)

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

After discussion, the Committee agreed that both applications would be heard simultaneously and, therefore, the members of the audience would speak to both applications at the same time. Notwithstanding this fact, the Committee further agreed that the decisions would be made separately. Further, at the request of the applicant, Public Hearing #4 would be heard prior to Public Hearing #3.

The following recommendation was presented:

Recommendation #2007-87:

Dutrisac-Berthiaume: THAT Public Hearings #3 and #4 be heard jointly and that the evidence apply to both hearings.

CARRIED

Report dated March 6, 2007 was received from the Director of Planning Services and the General Manager of Growth and Development regarding an application for rezoning to permit an elementary school, Ramsey View Court and Centennial Drive, Sudbury, Jay-M Holdings, Mirror Management Limited, Vinca Estates Limited, 908498 Ontario Limited and the City of Greater Sudbury (Agent: Conseil Scolaire de District Catholique du Nouvel - Ontario). (Public Hearing #4)

Report dated March 8th, 2007 was received from the Director of Planning Services and the General Manager of Growth and Development regarding an application for rezoning to permit an elementary school, Ramsey View Court and Centennial Drive, Sudbury, Jay-M Holdings, Mirror Management Limited, Vinca Estates Limited and 908498 Ontario Limited (Agent: Conseil Scolaire de District Catholique du Nouvel - Ontario). (Public Hearing #3)

PUBLIC HEARINGS (cont'd)

PUBLIC HEARINGS #3 & #4, APPLICATION FOR REZONING TO PERMIT AN ELEMENTARY SCHOOL, RAMSEY VIEW COURT AND CENTENNIAL DRIVE, SUDBURY, AGENT: CONSEIL SCOLAIRE DE DISTRICT CATHOLIQUE DU NOUVEL - ONTARIO (cont'd)

The following documents were received in relation to the Public Hearing held on October 17th, 2006:

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 was received prepared by Tranplan Associates.

Letter of concern dated October 16th, 2006 was received from Rose Jones.

Letter of concern dated October 17th, 2006 was received from Paula Worton.

Letter of concern received October 17th, 2006 was received from Ted Coe.

Petition and letters of support were received from parents of students of École séparée St-Denis.

Letter of concern dated October 17th, 2006 was received from George Hill.

Letter of objection received October 17th, 2006 was received from John D. Rutherford.

Letter of concern received October 17th, 2006 was received from Barbra Rucker.

Letter of support dated October 10th, 2006 was received from Annette Tracey

The following documents were received in relation to the Public Hearing held tonight:

Letter of concern dated March 6th, 2007 was received from George Hill.

Copy of letter from St-Denis School Council was distributed to the Committee Members.

PUBLIC HEARINGS (cont'd)

PUBLIC HEARINGS #3 & #4, APPLICATION FOR REZONING TO PERMIT AN ELEMENTARY SCHOOL, RAMSEY VIEW COURT AND CENTENNIAL DRIVE, SUDBURY, AGENT: CONSEIL SCOLAIRE DE DISTRICT CATHOLIQUE DU NOUVEL - ONTARIO (cont'd)

Copy of presentation made by Ted Coe was distributed to the Committee Members.

Copy of presentation made by Molly Hancock was distributed to the Committee Members.

Copy of presentation made by Barbara Rucker was distributed to the Committee Members.

Copy of presentation made by Doreen Bertrand 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 Bélanger of Nicholls Yallowega Bélanger Architects, 255 Larch Street, Sudbury were present.

The Director of Planning Services outlined the application in Public Hearing #4 to the Committee. He explained that at a public hearing on October 17th, 2006 the Planning Committee considered a similar application. The Planning Committee denied the application which was ratified by Council on October 25th, 2006. The decision was then appealed to the Ontario Municipal Board. He indicated that approval of this application is recommended as the proposal conforms with the Official Plan and appears to be able to address the hazard land flood plain issues.

The Director of Planning Services then outlined the application in Public Hearing #3 to the Committee. This application is also to permit an elementary school but does not include the City property being Lot 13. Planning staff are satisfied that either application is supportable although the application set out in Public Hearing #4 would provide greater flexibility in siting the school, parking and playground areas.

Rejean Dupuis began the electronic presentation to the Committee with respect to Public Hearing #4. He explained that two rezoning applications were made as the parents of St-Denis made it clear that this location is advantageously located for their new school and the School Board was directed to submit the applications. He stated that the original application was resubmitted as there was information missing or information which was not clear in the initial application. He further indicated that if the original application which is similar to

PUBLIC HEARINGS (cont'd)

PUBLIC HEARINGS #3 & #4, APPLICATION FOR REZONING TO PERMIT AN ELEMENTARY SCHOOL, RAMSEY VIEW COURT AND CENTENNIAL DRIVE, SUDBURY, AGENT: CONSEIL SCOLAIRE DE DISTRICT CATHOLIQUE DU NOUVEL - ONTARIO (cont'd)

the one in October 2006 is approved, it will result in a \$700,000 saving to the taxpayer of the Board. He outlined the reasons for a new school and the advantages of this site.

Michael Keenan continued the presentation by providing a historical perspective of the site beginning with an aerial view from 1963. He indicated that the whole area including the Jim Jerome Sports Complex was infilled with materials such as concrete, asphalt, slag, etc. He indicated that Lot 13 is not wetlands as only 3% of it is wetland; the rest being solid land. He stated that this land has always been zoned for development. He further stated that Lots 1 and 2 are privately owned and owners have the right to develop.

Rejean Dupuis indicated they obtained the opinion of a professional planner. He explained some of the reasons behind the planner's opinion that the proposed development is appropriate and supported by the policies of the City's planning documents and the Provincial Policy Statement. He outlined the steps undertaken by the Board including site plan proposal, soils investigations, fish habitat evaluation, traffic study, etc.

Louis Bélanger continued the presentation by providing details of the site plan. He stated that it is very detailed for this stage of the zoning application. He indicated that the building will be on the rocky section being the most suitable location. He stated that bus traffic will be evenly distributed coming from all directions and onto the laneway specifically for buses. He further stated that they have exceeded the requirements for parking. He indicated that their plan will enhance and improve the lower wetlands area.

Rejean Dupuis continued by outlining the concerns raised and how they were addressed such as flood plain, seasonal fish habitat, traffic issues, green space and recreational space and neighbourhood compatibility. He also presented a physical description of the properties. He explained the benefits the new school would bring to the community.

Louis Bélanger concluded by outlining some projects already undertaken by Le Conseil Scolaire de district catholique du Nouvel-Ontario.

Recess At 7:52 p.m., the Planning Committee recessed.

Reconvene At 8:08 p.m., the Planning Committee reconvened.

PUBLIC HEARINGS (cont'd)

PUBLIC HEARINGS #3 & #4, APPLICATION FOR REZONING TO PERMIT AN ELEMENTARY SCHOOL, RAMSEY VIEW COURT AND CENTENNIAL DRIVE, SUDBURY, AGENT: CONSEIL SCOLAIRE DE DISTRICT CATHOLIQUE DU NOUVEL - ONTARIO (cont'd)

When asked why the City did not dispose of Lot 13 in the past, the Manager of Development Approvals advised that the Leisure Services Department recommended that the property be retained for future parking for the Jim Jerome Sports Complex. Rejean Dupuis stated that the disposal of the property is now being supported as the development will provide parking for the Complex at no cost to the City.

The applicant continued with the second electronic presentation with respect to Public Hearing #3.

Louis Bélanger outlined the differences in the site plan between the two applications.

Rejean Dupuis explained why this rezoning application was submitted. He explained the parents wanted the school built in this area and this proposal offers the same benefits as the first application although it will cost an additional \$700,000. He indicated that they had a second meeting with the area residents and they are aware of the two applications. He stated that the proposal in Public Hearing #4 is 70% green space while the proposal in Public Hearing #3 is 60% green space.

Michael Keenan stated there are two separate applications before the Committee with the application presented in Public Hearing #4 being the applicant's preference. He requested two separate decisions.

Rejean Dupuis concluded by stating they have addressed the concerns raised and realize they can not satisfy everyone. They have satisfied the staff's concerns. He stated this development is a down zoning, will create a beautiful school embracing nature and adopting the green building concept. He provided the Committee with a petition signed by 649 people in support of these applications.

Michael McKean, parent, indicated he has been involved with the school committee for the past three years. He was hopeful his youngest son would see the new school, which will not happen, and now hopes his grandchildren will. He feels the Ontario Municipal Board will not deny the application set out in Public Hearing #3 although the one in Public Hearing #4 is better for the students and the community. He asked the Committee to think of the children first.

PUBLIC HEARINGS (cont'd)

PUBLIC HEARINGS #3 & #4, APPLICATION FOR REZONING TO PERMIT AN ELEMENTARY SCHOOL, RAMSEY VIEW COURT AND CENTENNIAL DRIVE, SUDBURY, AGENT: CONSEIL SCOLAIRE DE DISTRICT CATHOLIQUE DU NOUVEL - ONTARIO (cont'd)

Paula Worton explained what green spaces offer to the present and future physiological and economic well-being of our community. She stated that trees improve air quality through the removal of carbon dioxide and other pollutants, they control erosion by holding soil in place, they provide energy savings both in summer by providing shade and in the winter by providing wind blocking, they increase property values and they reduce noise pollution. She further stated that adding a wetland adjacent to trees provides a natural water filtration system. She stated that a seasonal wetland is still a wetland and questioned the validity of any wetland assessment if it was conducted between late last fall when the initial proposal was presented to the Planning Committee and March of this year. She feels that wetlands add to our quality of life and should be protected.

When asked, Ms. Worton indicated she is not opposed to development so long as the wetlands are integrated in the development.

John Rutherford stated that there are not many answers to the questions asked, there is no evidence of an environmental impact study and no evidence of a study relating to the movement of surface water draining through the area. He stated the property has a significant depth of peat deposits which serves to absorb, contain and slowly release water and which will be removed. He feels the City and the Nickel District Conservation Authority have given no thought to the management of storm water. He urged the members of the Planning Committee not to approve either proposal as both are premature.

When asked, Mr. Rutherford indicated that he would support development which was planned and compatible with the residential area and that a school is not compatible with the residential area. He further stated that the area has been used as a school, an outdoor laboratory and the value of the area as a green space should have been considered by the Planning Department years ago.

Daryl Adams indicated both of his children attend École St-Denis. He stated he has safety concerns as the area is congested when he brings them to school and there has been a number of vehicle collisions. He indicated that the students are aware of the proposal and are eager to see the green school concept. He stated that an apartment building is a clear and present option. The property will not be marsh land forever and something will be developed there. He indicated this proposal will create a school where children are taught the green concept through real life training. He feels the applicant has made every conceivable effort to keep the property green.

PUBLIC HEARINGS (cont'd)

PUBLIC HEARINGS #3 & #4, APPLICATION FOR REZONING TO PERMIT AN ELEMENTARY SCHOOL, RAMSEY VIEW COURT AND CENTENNIAL DRIVE, SUDBURY, AGENT: CONSEIL SCOLAIRE DE DISTRICT CATHOLIQUE DU NOUVEL - ONTARIO (cont'd)

When asked, Mr. Adams indicated he has no personal preference between the two applications.

Ted Coe indicated that it has been suggested that the area residents are opposed to schools and this school in particular. He stated they would like to see a school built and will explain why it should not be built in the proposed location. He indicated that very few children live in the area. He stated the area residents have the same concern regarding traffic as they had at the Public Hearing in October of 2006 except that the traffic problem has become more serious since that time. He further stated that it will become even more serious with the construction of the one-site hospital which has recently been announced and more so if the proposed medical building is constructed.

When asked what use he would recommend for the land, Mr. Coe stated that he did not think anything should be developed there because of the traffic.

Josée Perreault indicated she will have two boys and one girl attending the proposed school. She stated the school board has addressed all the issues and the children deserve a new school for all the reasons given. With respect to the additional school bus traffic caused by this proposal, she indicated that the students advised the school buses already drive on Centennial Drive to take the children to school. She feels this location opens up opportunities for partnerships, opens up awareness and will create an example of quality education. She asked that the Committee support the applications and indicated her preference is the proposal set out in Public Hearing #4.

Molly Hancock indicated she is strongly opposed to the applications because the development will deliberately destroy wetlands and increase traffic congestion. She further stated that the loss of trees will cause the loss of the air cleaning effect of the green space and the loss of the wetlands will cause damage to the environment and our health. She asked that the restoration of previously destroyed green space and the preservation of green space be considered.

Barbara Rucker stated her concern that approval of the proposal will allow the destruction of a hydrologically, ecologically and environmentally sensitive area. She feels the subject property includes wetlands that are worthy of a designation of protection. She is also concerned with the amount of traffic in the area causing noise and air pollution. She stated that there is no need for another school in the area as there are already five. She further stated that any development of the subject area will destroy the quality of life for citizens and

PUBLIC HEARINGS (cont'd)

PUBLIC HEARINGS #3 & #4, APPLICATION FOR REZONING TO PERMIT AN ELEMENTARY SCHOOL, RAMSEY VIEW COURT AND CENTENNIAL DRIVE, SUDBURY, AGENT: CONSEIL SCOLAIRE DE DISTRICT CATHOLIQUE DU NOUVEL - ONTARIO (cont'd)

nature. She indicated there are other lands available for development which are not environmentally sensitive.

Doreen Bertrand stated that this is the wrong location for a school. This is an area for an outdoor environmental classroom with no walls for students and the population at large. She stated with an outdoor classroom there could be a partnership with Science North and Laurentian University. She stated that the provincial and federal governments are providing grants for projects that help preserve ecologically sensitive lands. She requested the Committee reject the applications and consider a future designation of the wetlands as ecologically sensitive green space.

Proceed The following recommendation was presented:

Past

10:00 p.m. **Recommendation #2007-88:**

Dutrisac-Berthiaume: THAT we proceed past the hour of 10:00 p.m.

CARRIED

Andrew Dasys advised he came to Sudbury for a 10-year contract and decided to stay. He has three children attending École St-Denis. He indicated the parents are requesting a school built as a green school modeled after Laurentian University's Living with Lakes Centre which will have an impact on how schools are built and will bring Sudbury to the forefront. He further indicated that building a new green school will decrease the amount of energy use and teach children to be responsible for the environment. He stated his preference is the proposal set out in Public Hearing #4 because it develops Lot 13 in a responsible manner and saves \$700,000.

Franco Mariotti indicated he is a staff scientist at Science North, although he is not here on behalf of Science North, and an outdoor educator. He stated that 17 years ago the Healthy Places/Healthy People conference in Sudbury brought together people from all sectors to create a shared vision of what Sudbury could be - a healthy community taking care of its people and the environment. He feels the planning process is contradictory to the Healthy Community concept as it provides no opportunity for everyone to meet with city planners and Councillors to discuss concerns and options. This forces people to be adversarial. He stated that the urgency existing in the 1960's and early 1970's to build apartment

PUBLIC HEARINGS (cont'd)

PUBLIC HEARINGS #3 & #4, APPLICATION FOR REZONING TO PERMIT AN ELEMENTARY SCHOOL, RAMSEY VIEW COURT AND CENTENNIAL DRIVE, SUDBURY, AGENT: CONSEIL SCOLAIRE DE DISTRICT CATHOLIQUE DU NOUVEL - ONTARIO (cont'd)

buildings no longer exists and attitudes have changed since the 1970's and people recognize wetlands for numerous reasons. He stated that a school being built on the forested area will affect the birds that feed in the forest and frogs that complete their life cycle in the forest. He stated this is not a case of 'not in my back yard' syndrome. He further stated that if the property were zoned today it would be zoned green space and suggested that landowners, Councillors and city planners explore options to compensate the landowners for their property or exchange lands. He indicated there is no dispute a new school is needed but it should not affect the quality of life of the area residents and cause the loss of significant green space.

Lyne Demers indicated she became involved with the project two years ago as a concerned mother. The project began as a school initiative to have a safe school for the children and they began looking for suitable sites. She feels the concerns raised are not environmental issues or traffic issues which the applicant has addressed; they are location issues and a case of the 'not in my back yard' syndrome.

André Dumais indicated he is in favour of the proposal. He stated their group is a group of concerned parents whose children are presently in a school that is dangerous, too small and has maintenance issues. They are actively pursuing a green school and would like a partnership with those opposed. He feels that if Lot 13 were not included in the original application, it would have been approved. The City wanted to retain Lot 13 for overflow parking from the Jim Jerome Sports Complex and this proposal will create the parking for the City. He stated the school would have less impact on traffic and in general than other possible developments due to the school hours and vacation time.

Manon Larose stated that the children are being forgotten with all the talk about the land. She stated she cares about the land as this will be a green school. She also stated that there is green space all over this area of the community.

Rejean Dupuis stated he feels the school board has attempted to demonstrate that they are a responsible board. The parent made it clear that they wanted to improve the quality of education for the children which is what this proposal will accomplish.

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)

PUBLIC HEARINGS #3 & #4, APPLICATION FOR REZONING TO PERMIT AN ELEMENTARY SCHOOL, RAMSEY VIEW COURT AND CENTENNIAL DRIVE, SUDBURY, AGENT: CONSEIL SCOLAIRE DE DISTRICT CATHOLIQUE DU NOUVEL - ONTARIO (cont'd)

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

Proceed The following recommendation was presented:
Past
11:00 p.m. **Recommendation #2007-89:**

Cimino-Berthiaume: THAT we proceed past the hour of 11:00 p.m.

CARRIED

The following recommendations were presented:

Recommendation #2007-90:

Dutrisac-Berthiaume: 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:

1. That the amending by-law include a minimum interior side yard setback of 5 metres.
2. 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.
3. 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)

PUBLIC HEARINGS #3 & #4, APPLICATION FOR REZONING TO PERMIT AN ELEMENTARY SCHOOL, RAMSEY VIEW COURT AND CENTENNIAL DRIVE, SUDBURY, AGENT: CONSEIL SCOLAIRE DE DISTRICT CATHOLIQUE DU NOUVEL - ONTARIO (cont'd)

Recommendation #2007-90 (cont'd):

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

CONCURRING MEMBERS: Councillors Berthiaume, Dutrisac

NON-CONCURRING MEMBERS: Councillors Cimino, Rivest, Caldarelli

DEFEATED

Recommendation #2007-91:

Berthiaume-Dutrisac: THAT the application by Jay M Holdings, Mirror Management Limited, Vinca Estates Limited and 908498 Ontario Limited 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 2, Plan M-876, Lot 6, Concession 2, Township of McKim, Sudbury from "R5", Highrise Multiple Residential to "I", Institutional be approved subject to the following:

1. That the amending by-law include a minimum interior side yard setback of 5 metres abutting Lot 13, Plan M-876;
2. 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, landscaping, geotechnical considerations, storm water management and site servicing, all to the satisfaction of the City.

CONCURRING MEMBERS: Councillors Cimino, Berthiaume, Dutrisac, Rivest

NON-CONCURRING MEMBERS: Councillor Caldarelli

CARRIED

PRESENTATIONS/DELEGATIONS

Bill 51 - Planning and Conservation Land Statute Law Amendment Act, 2006

Report dated February 26th, 2007 was received from the General Manager of Growth and Development regarding Bill 51 - The Planning and Conservation Land Statute Law Amendment Act, 2006

Due to the anticipated length of this meeting, the Committee agreed that this presentation would be made at the next Planning Committee meeting to be held on April 3rd, 2007.

Adjournment

Recommendation #2007-92:

Berthiaume-Dutrisac: That we do now adjourn.
Time: 11:15 p.m.

CARRIED

CLERK DESIGNATE

COUNCILLOR FRANCES CALDARELLI