

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

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

**Tuesday, November 6th, 2007
Commencement: 4:30 p.m.
Adjournment: 9:45 p.m.**

COUNCILLOR ANDRÉ RIVEST PRESIDING

Present Councillors Cimino, Berthiaume, Dutrisac, Caldarelli

Staff B. Lautenbach, Director of Planning Services; K. Forrester, Real Estate Co-ordinator; T. North, Deputy Clerk;

Declarations of Pecuniary Interest None declared.

Closed Session

Recommendation #2007-258:

Cimino-Dutrisac: That we meet in closed session to deal with Three acquisition/disposition of land 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 4:49 p.m., the Planning Committee recessed.

Reconvene At 5:30 p.m., the Planning Committee reconvened in the **Council Chamber** for the regular meeting.

COUNCILLOR FRANCES CALDARELLI PRESIDING

Present Councillors Cimino, Berthiaume, Dutrisac, Rivest

Councillor Gasparini

Staff B. Lautenbach, Director of Planning Services; R. Webb, Supervisor of Development Engineering; R. Falcioni, Director Roads & Transportation; Eric Taylor, Senior Planner; T. North, Deputy Clerk; M. Laalo, Licensing & Assessment Clerk; M. Vezina, Planning Committee Secretary

News Media Northern Life

Declarations of Pecuniary Interest None declared

MATTERS ARISING FROM THE CLOSED SESSION

Rise and Report Councillor Rivest reported the Committee met in closed session to deal with three acquisition/disposition of land matters and the following recommendations emanated therefrom:

Lease of Building - 1679 Main Street, Val Caron

Recommendation #2007-259:

Cimino- Dutrisac: THAT the City of Greater Sudbury enter into a Lease Agreement with the City of Lakes Family Health Team for the building located at 1679 Main Street, Val Caron for a term of ten YEASrs;

AND THAT a by-law be passed authorizing the execution of the required documents.

CARRIED

Sale of Vacant Land St. Clair Street, Sudbury

Recommendation #2007-260:

Cimino- Dutrisac: THAT Council of the City of Greater Sudbury authorize the sale of vacant land on St. Clair Street, Sudbury, legally described as PIN 73589-0340 (LT), being Part of Lot 275 on Plan M-99, City of Greater Sudbury;

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 are credited to the Land Acquisition Reserve Fund.

CARRIED

Valley East Industrial Park Drainage Project Expropriation

Recommendation #2007-261:

Cimino- Dutrisac: THAT Council for the City of Greater Sudbury authorize the settlement of the expropriation of Part 3 on Plan D-463 from Aline Gagne;

AND THAT the compensation payable in the amount of \$9,681.54, plus applicable interest, be paid to Aline Gagne and funded from the Industrial Park Reserve Fund.

CARRIED

PUBLIC HEARINGS

APPLICATION FOR REZONING IN ORDER TO PERMIT THE CONSTRUCTION OF A SEMI-DETACHED DWELLING, FIRST AVENUE, CITY OF GREATER SUDBURY - JAMES ADAMS (AGENT CCS GROUP INC.)

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

Report dated October 10th, 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 construction of a semi-detached dwelling, First Avenue, Sudbury - James Adams (Agent CCS Group Inc.)

Rolly St. Onge, president of CCS Group Inc., agent for 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:

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 #2007-262:

Rivest-Cimino: THAT the application by James Adams (Agent: CCS Group Inc.) to amend By-law 95-500Z being the Comprehensive Zoning By-law for the former City of Sudbury, as it applies to Parts 3, 4, 5 and 6, Plan 53R-17651, Lot 12, Concession 3, Township of Neelon, by changing the zoning classification from "R1", Single Residential zone to "R2", Double Residential zone be approved.

YEAS: Councillors Cimino, Berthiaume, Dutrisac, Rivest, Caldarelli

CARRIED

APPLICATION FOR REZONING IN ORDER TO PERMIT EIGHT (8) LOTS FOR DOUBLE RESIDENTIAL USE IN THE FORM OF SIXTEEN (16) SEMI-DETACHED UNITS, MICHELLE DRIVE, HANMER - DENNIS A. SANCHIONI

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

PUBLIC HEARINGS (cont'd)

APPLICATION FOR REZONING IN ORDER TO PERMIT EIGHT (8) LOTS FOR DOUBLE RESIDENTIAL USE IN THE FORM OF SIXTEEN (16) SEMI-DETACHED UNITS, MICHELLE DRIVE, HANMER - DENNIS A. SANCHIONI (cont'd)

Report dated October 22nd, 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 eight (8) lots for double residential use in the form of sixteen (16) semi-detached units, Michelle Drive, Hanmer - Dennis A. Sanchioni

Dennis A. Sanchioni, the applicant was present.

The Director of Planning Services outlined the application to the Committee. He stated that this development has no access off of Municipal Road 80 and that there would be a common driveway through the 16 semi-detached units. These units would operate like a condominium association where the maintenance requirements for the private road would become the responsibility of the home owners.

Mr. Sanchioni provided background on the subject property and stated he had purchased the property 20 years ago with the intent of building a strip mall. He later determined that with the current housing market in Sudbury this proposed residential development would be more beneficial. Mr. Sanchioni noted he had met with some of the area residents, and received no negative comments. He stated that the residents felt the value of their homes would increase with the new development. He stated that the homes will be of high quality, he intends to live in one of the semi-detached homes with his wife. The one concern he did hear from area residents was the traffic issues on Michelle Drive and the intersection of Municipal Road 80. They expressed concern with Michelle Drive being the only exit for the 16 semi-detached units.

Mr. Sanchioni advised that the common driveway through the 16 units would be maintained by the purchasing property owners and would be a condition of purchase through legal agreement. The agreement would be for the maintenance of the common driveway, including snow removal and garbage disposal. Mr. Sanchioni noted the architect will finalize the proposed width of the common driveway and the exit onto Michelle Drive prior to the final site plan is submitted.

Bernadette Picco, area resident, is not in support of this application. She is concerned with the main exit for the 16 semi-detached units going onto Michelle Drive. She reminded the Committee there is a high school and funeral home which are currently exiting onto Michelle Drive, she believes these 16 units will add to the great deal of traffic. Ms. Picco stated That the City promised a street light at the intersection of Municipal Road 80 and Michelle Drive in 2001. Ms. Picco is concerned with the common driveway, she questioned how and where

PUBLIC HEARINGS (cont'd)

APPLICATION FOR REZONING IN ORDER TO PERMIT EIGHT (8) LOTS FOR DOUBLE RESIDENTIAL USE IN THE FORM OF SIXTEEN (16) SEMI-DETACHED UNITS, MICHELLE DRIVE, HANMER - DENNIS A. SANCHIONI (cont'd)

the garbage would be collected, and asked who would remove the snow after it has been plowed, and where the children from the semi-detached units would be picked up by the school buses.

Roger Tessier, area resident, opposed the development, stating he is concerned with the common driveway and asked where any additional vehicles would park. He is worried visitors will park on Michelle Drive or Martha Street. He asked how the snow is going to be removed from the common driveway. Mr. Tessier feels this development would lower his property value and also noted there is a need for traffic lights on Michelle Drive.

The Director of Roads and Transportation informed the Committee that if the property was commercially developed, as per the current zoning, it would add more traffic than the 16 residential units. He suggested that if the 16 residential units were approved it would increase the possibility of street lights being warranted to the intersection of Michelle Drive and Municipal Road 80. At the request of the Committee, he confirmed that the street light issue could be added to the next Traffic Committee Agenda.

Councillor Cimino stated the City should be responsible for providing garbage pickup to the 16 semi-detached homes because they pay property taxes.

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:

THAT the application by Dennis A. Sanchioni to amend By-law 83-300 being the Comprehensive Zoning By-law for the (former) Towns of Valley East and Onaping Falls by changing the zoning classification of lands described as Parcel 21404 S.E.S., Lot 284, Plan M-434 in Lot 2, Concession 3, Township of Hanmer from "C2", General Commercial to "R2-Special", Double Residential Special be approved subject to the following conditions:

- a) That the amending by-law indicate that this property shall be subject to a Site Plan Control Agreement in accordance with Section 41 of the Planning Act.
- b) That the amending by-law indicate that access shall be provided by way of a common driveway on Michelle Drive;

PUBLIC HEARINGS (cont'd)

APPLICATION FOR REZONING IN ORDER TO PERMIT EIGHT (8) LOTS FOR DOUBLE RESIDENTIAL USE IN THE FORM OF SIXTEEN (16) SEMI-DETACHED UNITS, MICHELLE DRIVE, HANMER - DENNIS A. SANCHIONI (cont'd)

- c) That the owner transfer a 2.0 metre wide by 60 metre long strip of property along Municipal Road 80 to the City for the purposes of road widening; and,
- d) That prior to the enactment of the amending by-law, the owner shall enter into a Site Plan Control Agreement which addresses, amongst other matters, access, garbage facilities, servicing, the transfer of lands for the widening of Municipal Road 80, drainage issues and landscaping.

Councillor Rivest, Ward Councillor is not in support of this application, he is concerned with the main entrance of this development leading onto Michelle Drive. He believes that 16 more residences will add more traffic congestion during peak hours. He stated if this remains a private road, future Councillors will have problems with snow removal and garbage disposal. Councillor Rivest questioned the width of the private road. He feels the common driveway should become a municipal road.

The following amendment to the recommendation was presented:

Recommendation #2007-263:

Dutrisac-Rivest: That condition e) be added.

- e) That a single entrance be allowed from Municipal Road 80 at the site plan agreement stage.

YEAS: Councillors Dutrisac, Rivest, Caldarelli

NAYS: Councillors Cimino, Berthiaume,

CARRIED

PUBLIC HEARINGS (cont'd)

APPLICATION FOR REZONING IN ORDER TO PERMIT EIGHT (8) LOTS FOR DOUBLE RESIDENTIAL USE IN THE FORM OF SIXTEEN (16) SEMI-DETACHED UNITS, MICHELLE DRIVE, HANMER - DENNIS A. SANCHIONI (cont'd)

The main recommendation as amended was presented:

Recommendation #2007-264:

Cimino-Rivest: THAT the application by Dennis A. Sanchioni to amend By-law 83-300 being the Comprehensive Zoning By-law for the (former) Towns of Valley East and Onaping Falls by changing the zoning classification of lands described as Parcel 21404 S.E.S., Lot 284, Plan M-434 in Lot 2, Concession 3, Township of Hanmer from "C2", General Commercial to "R2-Special", Double Residential Special be approved subject to the following conditions:

- a) That the amending by-law indicate that this property shall be subject to a Site Plan Control Agreement in accordance with Section 41 of the Planning Act.
- b) That the amending by-law indicate that access shall be provided by way of a common driveway on Michelle Drive;
- c) That the owner transfer a 2.0 metre wide by 60 metre long strip of property along Municipal Road 80 to the City for the purposes of road widening; and,
- d) That prior to the enactment of the amending by-law, the owner shall enter into a Site Plan Control Agreement which addresses, amongst other matters, access, garbage facilities, servicing, the transfer of lands for the widening of Municipal Road 80, drainage issues and landscaping.
- e) That a single entrance be allowed from Municipal Road 80 at the site plan agreement stage.

YEAS: Councillors Cimino, Dutrisac, Caldarelli

NAYS: Councillors Berthiaume, Rivest

CARRIED

PUBLIC HEARINGS (cont'd)

APPLICATION FOR SITE SPECIFIC REZONING IN ORDER TO RECOGNIZE A LEGAL, NON-CONFORMING USE IN THE FORM OF A WASTE TRANSFER AND PROCESSING STATION, 2765 SOUTHVIEW DRIVE, SUDBURY - 1627527 ONTARIO INC. (AGENT: S.A. KIRCHHEFER LTD.)

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

Report dated October 22nd, 2007 was received from the Director of Planning Services and the General Manager of Growth and Development regarding an application for site specific rezoning in order to recognize a legal, non-conforming use in the form of a waste transfer and processing station, 2765 Southview Drive, Sudbury - 1627527 Ontario Inc. (Agent: S.A. Kirchhefer Ltd.)

S.A. Kirchhefer, agent and Dan Grattoli, the applicant were present.

The Director of Planning Services outlined the application to the Committee. He advised this is an application for waste transfer and not waste disposal. It is important to note that the refusal of this rezoning application will not result in the discontinuance of the use, the waste transfer and processing station would continue to operate in its present form.

A letter in support of this application was received from Councillor Craig, Ward Councillor, and was distributed at the meeting.

S.A. Kirchhefer advised the storm water management facility has not been installed as they feel the major construction should be undertaken beforehand. The new owners determined it would be safer to package waste indoors as opposed to outdoors and therefore are requesting a new building for this purpose. The majority of waste processed in the new building will be oil. The waste transfer and processing station is a licensed facility currently subject to an amended Certificate of Approval issued by the Ministry of the Environment (August 2006) and will continue to receive the same waste classes both organic and inorganic.

Travis Morgan, concerned citizen asked what would happen with the trucks from the waste transfer site if the intersection at Southview and Highway 17 was closed. The Director of Planning Services explained the trucks would travel down the bypass or Fielding Road.

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:

PUBLIC HEARINGS (cont'd)

APPLICATION FOR SITE SPECIFIC REZONING IN ORDER TO RECOGNIZE A LEGAL, NON-CONFORMING USE IN THE FORM OF A WASTE TRANSFER AND PROCESSING STATION, 2765 SOUTHVIEW DRIVE, SUDBURY - 1627527 ONTARIO INC. (AGENT: S.A. KIRCHHEFER LTD.) (cont'd)

Recommendation #2007-265:

Cimino-Rivest: THAT the application by 1627527 Ontario Inc. to amend By-law 95-500Z being the Comprehensive Zoning By-law for the (former) City of Sudbury by changing the zoning classification of lands described as Parcel 917 S.E.S., in Lot 10, Concession 6, Township of Broder from "RU", Rural to "RU-Special", Rural Special be approved subject to the following conditions:

- a) That the amending by-law indicate that the only permitted use shall be a waste transfer and processing station.
- b) That prior to the enactment of the amending by-law, the owner amend the existing Site Plan Control Agreement registered on title, to the satisfaction of the Director of Planning Services.

YEAS: Councillors Cimino, Berthiaume, Dutrisac, Rivest, Caldarelli

CARRIED

APPLICATION FOR SUBDIVISION APPROVAL AND REZONING TO PERMIT THE CREATION OF 52 LOTS FOR SINGLE RESIDENTIAL USE - GREENWOOD DRIVE, SUDBURY - WESMAK LUMBER CO. INC. (AGENT: DALRON CONSTRUCTION LIMITED)

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

Report dated October 18th, 2007 was received from the Director of Planning Services and the General Manager of Growth and Development regarding an application for Subdivision approval and Rezoning to permit the creation of 52 lots for single residential use - Greenwood Drive, Sudbury - Wesmak Lumber Co. Ltd. (Agent: Dalron Construction Limited)

Kristi Arnold, Dalron Construction, Agent for the applicant and S.A. Kirchhefer, Engineer for the applicant, were present.

The Director of Planning Services outlined the application to the Committee. He indicated that a revised Site Plan had been submitted by the Agent and a copy of the new Site Plan was distributed at the meeting.

PUBLIC HEARINGS (cont'd)

APPLICATION FOR SUBDIVISION APPROVAL AND REZONING TO PERMIT THE CREATION OF 52 LOTS FOR SINGLE RESIDENTIAL USE - GREENWOOD DRIVE, SUDBURY - WESMAK LUMBER CO. INC. (AGENT: DALRON CONSTRUCTION LIMITED) (cont'd)

Ms. Arnold advised that public meetings were held with area residents on March 22 and April 16th and one of the requests from the meetings was that the developer dedicate green space to keep Greenwood Drive green. The revised site plan now includes a 25 foot buffer of dedicated green space, which would separate the existing neighbourhood from the new development. Ms. Arnold stated that the applicant could have developed 106 to 200 residences, the new site plan only includes the development of 52 large lots.

When asked, Ms. Arnold stated the large cul-de-sac option was the only way the development could proceed due to lot elevations.

Gord Fraser, area resident, quoted from the "Ramsey Lake Community Improvement Plan" and the "Ramsey Lake and Watershed Community Improvement Plan a 100 Year Vision". Mr. Fraser suggested to the Committee that they define the word "viewshed" and then establish design guidelines that would also be appropriate for the environment. He does not want the view from the lake to look like "hills of houses". Mr. Fraser presented five pictures of the Ramsey Lake Shore and stated that the Greenwood Drive trail system is well used and appreciated by residents walking their pets and walking with their children. He commented that the new creation of lots would affect the development of the future trail system (Science North to Moonlight Beach).

Ashley Page Fraser, area resident, stated she has lived in the area her entire life and has enjoyed the beauty of the Lake and the community. She noted at one time Ramsey Lake was considered a dead lake and the community has brought it back to a usable state. Ms. Fraser suggested Greenwood Drive should remain green and it is our duty to preserve the land for our youth and future generations.

David Filipovic, area resident, stated that Ramsey Lake is the crown jewel of Sudbury and noted it is used for drinking water and recreational activities. He suggested with more development around the lake it will produce blue/green algae on the shore. He does not want to see the degradation and demise of the lake. Mr. Filipovic is not against development however he feels there needs to be moderation in the development of homes around Ramsey Lake to eliminate the stress on the lake.

Robert Theriault, area resident, thanked Dalron for making the numerous changes to the site plan and for working with area residents. He asked if trees

PUBLIC HEARINGS (cont'd)

APPLICATION FOR SUBDIVISION APPROVAL AND REZONING TO PERMIT THE CREATION OF 52 LOTS FOR SINGLE RESIDENTIAL USE - GREENWOOD DRIVE, SUDBURY - WESMAK LUMBER CO. INC. (AGENT: DALRON CONSTRUCTION LIMITED) (cont'd)

could be planted within the area to provide privacy between the residents and the new subdivision. He would like to see sidewalks all along Greenwood Drive.

The Supervisor of Development Engineering advised there is an agreement with a previous developer to add sidewalks to Greenwood Drive. These sidewalks will be installed before the completion of their development.

Councillor Gasparini, Ward Councillor, addressed the Committee and explained she has seen many changes within this community and complimented the Greenwood Drive residents for their efforts in working to preserve the green belt. She stated that she has to look at the bigger picture of the Ward and with the addition of 52 homes it will make the community grow. There will be additional children attending area schools, which will stop potential school closures. Councillor Gasparini noted the Committee has no reason to decline this application as these lots were already designated for development and were approved by the previous Council. She feels that Dalron Construction has developed a plan that answers a lot of the concerns from area residents. She is in support of this application.

Councillor Durtriac suggested that a recommendation be added to this application, she would like Dalron Construction to communicate with Finlandia Koti to decide if a trail system could be developed joining the new development with the parkland.

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 recommendations were presented:

Recommendation #2007-266:

Berthiaume-Cimino: THAT the application by Dalron Construction Limited to amend By-law 95-500Z being the Comprehensive Zoning By-law for the (former) City of Sudbury from "FD", Future Development to "R1", Single Residential, with respect to those lands described as PIN 73578-0404, Parcel 6013, Part of Lots 11 & 12, Concession 3, Township of Neelon, Greenwood Drive, City of Greater Sudbury.

PUBLIC HEARINGS (cont'd)

APPLICATION FOR SUBDIVISION APPROVAL AND REZONING TO PERMIT THE CREATION OF 52 LOTS FOR SINGLE RESIDENTIAL USE - GREENWOOD DRIVE, SUDBURY - WESMAK LUMBER CO. INC. (AGENT: DALRON CONSTRUCTION LIMITED) (cont'd)

1. That in order to enable the preparation of an amending zoning by-law the owner shall provide the Development Services Section with a registered survey plan which describes the lands to be rezoned.

THAT the City of Greater Sudbury Council's delegated official be directed to issue the draft plan approval for the subject subdivision 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 plan of subdivision of PIN 73578-0404, Parcel 6013, Part of Lots 11 & 12, Concession 3, Township of Neelon as show on a the preliminary plan identified dated November 2, 2007 prepared by S.A. Kirchhefer.
2. That the standard conditions of draft approval be imposed.
3. 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 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 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.
4. The owner shall provide a detailed lot grading plan prepared, signed, sealed, and dated by a professional civil engineer with a valid certificate of authorization for the proposed lots as part of the submission of servicing plans. This plan must show finished grades around new houses, retaining walls, 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.
5. 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.

PUBLIC HEARINGS (cont'd)

APPLICATION FOR SUBDIVISION APPROVAL AND REZONING TO PERMIT THE CREATION OF 52 LOTS FOR SINGLE RESIDENTIAL USE - GREENWOOD DRIVE, SUDBURY - WESMAK LUMBER CO. INC. (AGENT: DALRON CONSTRUCTION LIMITED) (cont'd)

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 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.

6. The owner will be required to provide permanent silt and erosion control drainage works to the subdivision's storm water outlet to the satisfaction of the Director of Planning Services.
7. 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.
8. The proposed internal subdivision 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.
9. 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.
10. The owner shall develop a siltation control plan for the subdivision construction period to the satisfaction of the Director of Planning Services, Nickel District Conservation Authority and the Department of Fisheries and Oceans.
11. Streetlights for this subdivision will be designed and constructed by Greater Sudbury Hydro Plus Inc. at the cost of the owner.

PUBLIC HEARINGS (cont'd)

APPLICATION FOR SUBDIVISION APPROVAL AND REZONING TO PERMIT THE CREATION OF 52 LOTS FOR SINGLE RESIDENTIAL USE - GREENWOOD DRIVE, SUDBURY - WESMAK LUMBER CO. INC. (AGENT: DALRON CONSTRUCTION LIMITED) (cont'd)

12. The owner will be required to ensure that the corner radius for all intersecting streets is to be 9.0m.
13. As part of the submission of servicing plans, the owner shall have rear yard slope treatments designed by a geotechnical engineer licensed in the Province of Ontario incorporated in to the plans if noted as required at locations required by the Director of Planning Services. Suitable provisions shall be incorporated into the Subdivision Agreement to ensure that the treatment is undertaken to the satisfaction of the Director of Planning Services.
14. 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.
15. 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.
16. The owner provide proof of sufficient fire flow in conjunction with the submission of construction drawings for each phase of construction.
17. That the vertical alignment of Greenwood Drive at the north intersection of Street A be improved to satisfy a design speed of 60 km/hr.
18. That Greenwood Drive be upgraded to an urban standard to the south limit of Lot 52.
19. That a sidewalk be constructed along one side of Street A to the satisfaction of the Director of Planning Services.

YEAS: Councillors Cimino, Berthiaume, Dutrisac, Rivest, Caldarelli

CARRIED

PUBLIC HEARINGS (cont'd)

APPLICATION FOR SUBDIVISION APPROVAL AND REZONING TO PERMIT THE CREATION OF 52 LOTS FOR SINGLE RESIDENTIAL USE - GREENWOOD DRIVE, SUDBURY - WESMAK LUMBER CO. INC. (AGENT: DALRON CONSTRUCTION LIMITED) (cont'd)

Recommendation #2007-267:

Dutrisac-Berthiaume: That Dalron Construction Limited contact Finlandia Koti and Rainbow Routes to discuss the possibility of a trail linking the subdivision to the parkland.

YEAS: Councillors Cimino, Berthiaume, Dutrisac, Rivest, Caldarelli

CARRIED

DELEGATIONS/PRESENTATIONS

Report dated October 23rd, 2007 was received from the General Manager of Growth and Development regarding an update on recent accomplishments in the development of Geographic Information System (GIS) for the City.

The Director of Planning Services made an electronic presentation on "*What is GIS?*", (Geographical Information System). He explained the benefits to the City, how the data is collected and could be used within various departments. He outlined some of the future applications for this system. K. Carre, Planning Cartographer Technician presented a live demonstration of the system.

The following recommendation was presented:

Recommendation #2007-268:

Cimino-Rivest: THAT a budget option be prepared addressing the resources required to maintain and enhance the City's developing Geographic Information System (GIS).

YEAS: Councillors Cimino, Berthiaume, Dutrisac, Rivest, Caldarelli

CARRIED

PART I - CONSENT AGENDA

There are no Consent Items for this Agenda.

Adjournment

Recommendation #2007-269:

Cimino-Rivest: That we do now adjourn.

Time: 9:45 p.m.

CARRIED

DEPUTY CLERK

COUNCILLOR FRANCES CALDARELLI