

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

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**Council Chamber  
Tom Davies Square**

**Tuesday, October 4th, 2005  
Commencement: 5:35 p.m.  
Adjournment: 6:32 p.m.**

**COUNCILLOR RUSS THOMPSON PRESIDING**

Present Councillors Bradley, Caldarelli, Dupuis, Reynolds

Staff B. Lautenbach, Director of Planning Services; A. Potvin, Manager of Development Approvals; G. Clausen, City Engineer; A. Haché, City Clerk; M. Laalo, Licensing & Assessment Clerk; F. Bortolussi, Planning Committee Secretary

Declarations of Pecuniary Interest None declared

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

None

**PUBLIC HEARINGS**

**APPLICATION FOR REZONING TO PERMIT A CONTRACTOR’S BUSINESS AS A TEMPORARY USE, 592 GARSON-CONISTON ROAD, GARSON - JEAN GUY CLOUTIER**

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

Report dated September 22nd, 2005, was received from the Director of Planning Services and the General Manager of Growth and Development regarding an application for rezoning to permit a contractor’s business as a temporary use, 592 Garson-Coniston Road, Garson, Jean Guy Cloutier.

Letter dated October 4th, 2005, from Councillor Callaghan in support of the application was distributed to the Committee Members at the meeting.

Jean Guy Cloutier, Garson-Coniston Road, Garson, the applicant, was present.

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

Jean Guy Cloutier indicated he applied for a temporary zoning as he intends to retire within the next year or two. He plans to sell the business and equipment but wants to keep the garage for his own personal use.

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

### **APPLICATION FOR REZONING TO PERMIT A CONTRACTOR'S BUSINESS AS A TEMPORARY USE, 592 GARSON-CONISTON ROAD, GARSON - JEAN GUY CLOUTIER (cont'd)**

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Yvonne Bom, Martin Avenue, Sudbury, indicated she previously owned 602 Garson-Coniston Road and now owns the vacant property between 602 Garson-Coniston Road and the subject property. The building at 602 Garson-Coniston Road was constructed in 1989 prior to any of the present commercial businesses moving into the area. She thought the area was rural because of the nice homes in the vicinity and is concerned that more property is being used for commercial purposes and how this would affect her property.

The Director of Planning Services indicated that the reason for allowing only a temporary use was to insure that the interests of the area residents are protected because after three years Mr. Cloutier would have to reapply. He also indicated that a condition of the approval stated that none of the business could take place within 90 metres of the front lot line and 73 metres of any side lot line.

Councillor Thompson, Ward Councillor, indicated that the applicant has improved the property since he purchased it and he is in support of 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.**

The following recommendation was presented:

#### **Recommendation #2005-180:**

Caldarelli-Reynolds: THAT the application by Jean Guy Cloutier, the owner of Parcel 14928 S.E.S. in Lot 2, Concession 6, Township of Neelon, to permit a contractor's business being comprised of the storage, servicing and operation of boom trucks and cranes, and accessory office uses related thereto, for a period of three (3) years, pursuant to Section 39 of the Planning Act be approved subject to the following condition:

1. Minimum setbacks, from a lot line, for the operations of any temporary use associated with a contractor's business shall be:
  - 90 metres from the front lot line;
  - 37 metres from any other lot line.

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

**CARRIED**

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

### **APPLICATION FOR REZONING TO PERMIT THE REDEVELOPMENT OF THE FORMER ST. KEVIN SCHOOL PROPERTY INTO 24 LOTS FOR SINGLE RESIDENTIAL USE, 3075 RIVER ROAD, VAL CARON - 1650866 ONTARIO INC.**

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

Report dated September 19th, 2005, was received from the Director of Planning Services and the General Manager of Growth and Development regarding an application for rezoning to permit the redevelopment of the former St. Kevin School property into 24 lots for single residential use, 3075 River Road, Val Caron, 650866 Ontario Inc.

Dave Dorland, 298 Larch Street, Sudbury, agent for the applicant, was present.

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

With respect to the dedication of lands to the City for parks purposes, Councillor Dupuis, Ward Councillor, indicated that there is a playground on Felix Street close to this property. As well, a new school on Main Street which will have a playground in partnership with the City of Greater Sudbury is in close vicinity.

Dave Dorland indicated the property is an old school site in disrepair. It will be demolished immediately following the zoning by-law appeal period. He indicated they are studying options for servicing. He further indicated the plans were discussed with the area residents and a sign was posted on the property. He received a few telephone calls regarding the proposal. He stated that the feedback was positive and the development will prevent the building from vandalism. He discussed with Leisure Service the possibility of cash in lieu for parkland dedication as long as the cash was used to improve the playground on Felix Street. He indicated the applicant and the area residents want to be assured that there are playground facilities for the purchasers of proposed lots.

Councillor Dupuis stated he received no telephone calls regarding this application. He indicated the area residents are pleased to see the old school site demolished.

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:

**PUBLIC HEARINGS (cont'd)**

**APPLICATION FOR REZONING TO PERMIT THE REDEVELOPMENT OF THE FORMER ST. KEVIN SCHOOL PROPERTY INTO 24 LOTS FOR SINGLE RESIDENTIAL USE, 3075 RIVER ROAD, VAL CARON - 1650866 ONTARIO INC. (cont'd)**

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**Recommendation #2005-181:**

Dupuis-Reynolds: THAT the application by 1650866 Ontario Inc. to amend By-law 83-300 being the Zoning By-law for the former Town of Valley East by changing the zoning classification of Lots 37 to 42 and Lots 45 to 50, Plan M-486, Lot 6, Concession 6, Blezard Township from "I", Institutional to "R1.D18", Single Residential be approved.

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

**CARRIED**

**APPLICATION FOR REZONING IN ORDER TO PERMIT A CONSOLIDATION OF LANDS AND THEIR SUBSEQUENT SUBDIVISION FOR SINGLE RESIDENTIAL USE ADJACENT TO MONT ADAM STREET, SUDBURY - CITY OF GREATER SUDBURY (AGENT: 930936 ONTARIO INC./SAM BIASUCCI)**

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

Report dated September 22nd, 2005, 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 a consolidation of lands and their subsequent subdivision for single residential use adjacent to Mont Adam Street, Sudbury, City of Greater Sudbury (Agent: 930936 Ontario Inc./Sam Biasucci).

Dave Dorland, 298 Larch Street, Sudbury, agent for the applicant, was present.

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

Dave Dorland advised that the applicant intends to consolidate the subject property with the property they already own. They are aware they will have to amend the limits of the land to include these lands in the draft plan of subdivision.

Councillor Reynolds, Ward Councillor, asked whether access to Mont Adam would be an issue and whether access would be by Brock Street.

Dave Dorland advised that all entrances will be from Sunrise Ridge and the unopen portion of Brock Street will be at the rear of the lots.

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

### **APPLICATION FOR REZONING IN ORDER TO PERMIT A CONSOLIDATION OF LANDS AND THEIR SUBSEQUENT SUBDIVISION FOR SINGLE RESIDENTIAL USE ADJACENT TO MONT ADAM STREET, SUDBURY - CITY OF GREATER SUDBURY (AGENT: 930936 ONTARIO INC./SAM BIASUCCI) (cont'd)**

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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 #2005-182:**

Reynolds-Dupuis: THAT the application by the City of Greater Sudbury (Agent: 930936 Ontario Inc./Sam Biasucci) to amend By-law 95-500Z being the Comprehensive Zoning By-law for the (former) City of Sudbury from "R2", Double Residential to "R1", Single Residential with respect to P.I.N. 02132-0050 (LT) & 02132-0077 (LT) and part of P.I.N. 01232-1107 being part of Lots 129 to 131, all of Lots 132 to 135 and Part of a Lane, Plan M-103 in Lot 4, Concession 4, Township of McKim be recommended for approval subject to the following condition:

1. That prior to the passage of an amending zoning by-law, the proponent shall provide the Planning Services Division with a registered plan of survey which describes the lands which are to be rezoned "R1", Single Residential.

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

**CARRIED**

## **PART I - CONSENT AGENDA**

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

#### **Recommendation #2005-183:**

Reynolds-Bradley: THAT Item C-1 contained in Part 1, Consent Agenda, be adopted.

**CARRIED**

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

**MINUTES**

Item C-1  
Report #6  
VETAC Minutes  
June 8th, 2005

**Recommendation #2005-184:**

Reynolds-Bradley: That Report #6, Vegetation Enhancement Technical Advisory Committee Minutes of June 8th, 2005, be adopted.

**CARRIED**

Adjournment

**Recommendation #2005-185:**

Reynolds-Bradley: That we do now adjourn.  
Time: 6:32 p.m.

**CARRIED**

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CITY CLERK

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COUNCILLOR RUSS THOMPSON