

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

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

**Tuesday, November 15th, 2005
Commencement: 4:45 p.m.
Adjournment: 7:05 p.m.**

COUNCILLOR LYNNE REYNOLDS PRESIDING

Present Councillors Bradley, Caldarelli, Dupuis, Thompson (A. 4:52 p.m.)

Staff B. Lautenbach, Director of Planning Services; A. Potvin, Manager of Development Approvals; D. Braney, Assets Manager; K. Forrester, Real Estate Co-ordinator; A. Haché, City Clerk; F. Bortolussi, Planning Committee Secretary

Declarations of Pecuniary Interest None declared.

"In Camera" **Recommendation #2005-208:**

Dupuis-Bradley: That we move "In Camera" to deal with a property matter in accordance with Article 15.5 of the City of Greater Sudbury Procedure By-law 2002-202 and the Municipal Act, 2001, s.239(2)(f).

CARRIED

Recess At 4:57 p.m., the Planning Committee recessed.

Reconvene At 5:40 p.m., the Planning Committee reconvened in the **Council Chamber** for the regular meeting.

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; R. Webb, Supervisor of Development Engineering; A. Haché, City Clerk; M. Laalo, Licensing & Assessment Clerk; F. Bortolussi, Planning Committee Secretary

News Media Sudbury Star

Declarations of Pecuniary Interest None declared

MATTERS ARISING FROM THE "IN CAMERA" SESSION

Rise and Report Councillor Reynolds reported the Committee met in closed session to deal with a property matter and the following recommendation emanated therefrom:

Sale of Land
Vacant Lot on
Laurentian
Street, Sudbury

Recommendation #2005-209:

Bradley-Dupuis: THAT the property owned by the City described as part of Parcel 625 S.E.S., part of Lot 8, Concession 2, Township of McKim be sold to J. Corsi Developments Inc. pursuant to the procedure governing the disposal of property as set out in the City's Property By-Law, and

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

CARRIED

PUBLIC HEARINGS

APPLICATION FOR REZONING IN ORDER TO ACCOMMODATE A LOT ADDITION FOR LANDS ADJOINING ST. MICHEL STREET, HANMER - LOUISE & PHIL LANDRY

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

Report dated November 3rd, 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 accommodate a lot addition for lands adjoining St. Michel Street, Hanmer, Louise & Phil Landry.

The applicants were not in attendance.

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

Councillor Dupuis, Ward Councillor, indicated he received no telephone calls regarding this application and, as it is a housekeeping matter, he asked the for the support of 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.

PUBLIC HEARINGS (cont'd)

APPLICATION FOR REZONING IN ORDER TO ACCOMMODATE A LOT ADDITION FOR LANDS ADJOINING ST. MICHEL STREET, HANMER - LOUISE & PHIL LANDRY (cont'd)

The following recommendation was presented:

Recommendation #2005-210:

Dupuis-Bradley: THAT the application by Louise & Phil Landry to amend By-law 83-300 being the Comprehensive Zoning By-law for the (former) City of Valley East from "RU", Rural to "R1.D18", Single Residential in order to permit the consolidation of an additional 3m by 51.08m area of land with an existing residential lot with respect to those lands described as Part of Parcel 1230 S.E.S. being Parts 19 to 23 inclusive and Part 26, Plan 53R-17820 in Lot 11, Concession 3, Township of Capreol, be recommended for approval.

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

CARRIED

APPLICATION FOR REZONING IN ORDER TO PROVIDE OWNERSHIP TO THE YMCA OF FALCONA CAMP, A SEASONAL YOUTH CAMP ON NELSON LAKE, VAL THERESE - FALCONBRIDGE LIMITED

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

Report dated November 3rd, 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 provide ownership to the YMCA of Falcona Camp, a seasonal youth camp on Nelson Lake, Val Therese, Falconbridge Limited.

Dan White, Melvyn Avenue, Lively, was present on behalf of the applicant.

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

Dan White indicated that Falcona Camp was originally built by Falconbridge Limited for the children of their employees. In the late 1990's, Falconbridge Limited decided they did not want to operate it any longer. However, they did want to see it continue and therefore, several years ago, the YMCA began operating the camp. He advised that in order for the YMCA to justify investing monies in the camp, Falconbridge Limited has agreed to transfer the camp property to them.

PUBLIC HEARINGS (cont'd)

APPLICATION FOR REZONING IN ORDER TO PROVIDE OWNERSHIP TO THE YMCA OF FALCONA CAMP, A SEASONAL YOUTH CAMP ON NELSON LAKE, VAL THERESE - FALCONBRIDGE LIMITED (cont'd)

Mr. White stated that the private driveway is used only to bring supplies to the camp. The driveway is over Crown lands and Inco property and Falconbridge Limited has an agreement to cross the lands. He advised that the YMCA will be added to the agreement so they can continue to use the driveway. People going to the camp use the boat launch. The boat launch will not be transferred to the YMCA because it is also used by others to access properties other than Falcona Camp.

Councillor Dupuis, Ward Councillor, addressed the Committee and requested their support of 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 #2005-211:

Bradley-Dupuis: THAT the application by Falconbridge Limited to amend By-law 83-300 being the Comprehensive Zoning By-law for the (former) City of Valley East from "M4", Mining Industrial to "I-Special", Special Institutional with respect to those lands described as Parcels 7619 & 7620 S.E.S. in Lot 12, Concession 1, Township of Wisner, be recommended for approval subject to the following conditions:

1. That the only permitted use shall be a recreation camp which is operated by a non-profit or charitable institution.
2. The amending zoning by-law describe the lands to be rezoned as a "legal existing waterfront lot", where lot frontage shall not be required.

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

CARRIED

PUBLIC HEARINGS (cont'd)

APPLICATIONS FOR SUBDIVISION APPROVAL AND REZONING TO PERMIT THE CREATION OF 149 LOTS FOR SINGLE RESIDENTIAL USE ADJACENT TO MAIN STREET AND DONALD STREET, VAL CARON - DALRON CONSTRUCTION LIMITED

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

Report dated November 4th, 2005, was received from the Director of Planning Services and the General Manager of Growth and Development regarding applications for subdivision approval and rezoning to permit the creation of 149 lots for single residential use adjacent to Main Street and Donald Street, Val Caron, Dalron Construction Limited.

Celia Teale, Planner with Dalron Construction Limited, 130 Elm Street, Sudbury was present.

The Director of Planning Services outlined the applications to the Committee. He indicated that Condition 16 in the recommendation regarding the application for subdivision approval requiring that the owner make a cash contribution for the upgrading of Helene Lift Station and forcemain has been deleted.

Councillor Dupuis, Ward Councillor, indicated that traffic is a big concern. There has been a number of accidents at the intersection of Main Street and Municipal Road 80. There are two new schools being built which will increase the number of school buses. Also, he questioned if there would be a sidewalk on the north side of Main Street as that is where the schools and the residences are.

Celia Teale provided some history on the property. There was a deemed subdivision approval in place which was allowed to lapse. Dalron Construction Limited looked at developing a seniors complex with a long term care component. However, the long term care facility was located elsewhere in the Valley and they had to review their project resulting in this application. She anticipates this subdivision will connect to the Saddle Creek subdivision through a system of trails and ponds. Ms. Teale circulated a copy of the plan for the trail and pond systems to the Committee members.

Ms. Teale indicate there are some serious restraints in the recommendations, namely the 'up front' costs. Conditions 8 and 9 provides for contributions of approximately \$125,000 and \$142,000 and she asked whether it would all have to be paid at the beginning of the proposal even if the first phase developed only 20 lots or if it would be charged per lot developed. With respect to condition 10, she indicated the applicant signed the petition for the municipal drain and asked if there would be a cost over what is allocated.

With respect to Conditions 8 and 9, the City Engineer indicated that, for the subdivision being proposed, in order to drain storm water from the whole

PUBLIC HEARINGS (cont'd)

APPLICATIONS FOR SUBDIVISION APPROVAL AND REZONING TO PERMIT THE CREATION OF 149 LOTS FOR SINGLE RESIDENTIAL USE ADJACENT TO MAIN STREET AND DONALD STREET, VAL CARON - DALRON CONSTRUCTION LIMITED (cont'd)

property, improvements to the existing drainage system are needed. He indicated when the French public school was constructed in the area, they also were required to contribute \$90,000 for future upgrade. Similarly, when Dalron Construction Limited proposed the seniors complex, they were required to contribute. In order for the water to drain, the system would have to be improved when the subdivision is registered and they are ready to proceed with the first phase. The City will contribute their share at that time. The exact cost will be calculated when the subdivision is registered depending on what is required. With respect to Condition 10, he indicated this drainage area will ultimately drain into the municipal drain system which crosses Municipal Road 80. The cost for the applicant's share would be over their cost based on the land area and the total area of the watershed. He anticipates it will be in the area of \$15,000 to \$20,000. As this would mean an 'up front' cost of \$280,000, he indicated he is willing to speak with the applicant's consultants to see if the work can be phased in; however, there will definitely be some cost to be paid 'up front'.

Ms. Teale indicated that the applicant undertook a traffic study at the time of their seniors complex proposal and will now update the study.

Ms. Teale also indicated that the reason for the proposed trails and ponds system is to increase the storage area for water.

Yvon Henry, Percy Avenue, Hanmer, indicated he was a resident of First Street in Val Caron for 18 years. He recalls a ditch collapsing because of too much water and feels the ditch is at its maximum capacity. He asked how the system would be up-graded.

The City Engineer indicated the specifics are not in place yet. There will be a preliminary design for the system. He indicated it is his understanding that the design will include ditches, flood retention lands, underground and will not involve raising roads. He stated the new system will solve the problem in the area.

Councillor Dupuis indicated he is pleased to see the proposed subdivision connected with the Saddle Creek subdivision as it will link the community. He would rather have the trails and ponds as there are playgrounds in the area. He also stated there is a need for new lots in this area. He is confident the drainage issues will be addressed and settled as there have been many problems with flooding in the past. He indicated he did not receive any telephone calls regarding this application.

PUBLIC HEARINGS (cont'd)

APPLICATIONS FOR SUBDIVISION APPROVAL AND REZONING TO PERMIT THE CREATION OF 149 LOTS FOR SINGLE RESIDENTIAL USE ADJACENT TO MAIN STREET AND DONALD STREET, VAL CARON - DALRON CONSTRUCTION LIMITED (cont'd)

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 #2005-212:

Dupuis-Bradley: THAT the application by Dalron Construction Limited to amend By-law 83-300 being the Comprehensive Zoning By-law for the (former) City of Valley East from "HR3.D45-12", Holding Special Medium Density Residential and "HR1.D18", Holding Single Residential to "R1.D18", Single Residential with respect to all of Plan M-1103, together with part of PIN 73502-0711 in Lot 6, Concession 6, Township of Blezard be recommended for approval subject to the following conditions:

1. That Block 150 as identified on the draft plan of subdivision prepared by Terry Delbosco O.L.S., dated July 28th, 2005 be zoned "RU", Rural to the satisfaction of the Director of Planning Services.
2. 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 to be rezoned "R1.D18", Single Residential and "RU", Rural, as the case may be.

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

CARRIED

Recommendation #2005-213:

Reynolds-Dupuis: 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 draft plan of subdivision of All of Plan M-1103, together with Part of P.I.N. 73502-0711 in Lot 6,

PUBLIC HEARINGS (cont'd)

APPLICATIONS FOR SUBDIVISION APPROVAL AND REZONING TO PERMIT THE CREATION OF 149 LOTS FOR SINGLE RESIDENTIAL USE ADJACENT TO MAIN STREET AND DONALD STREET, VAL CARON - DALRON CONSTRUCTION LIMITED (cont'd)

Recommendation #2005-213 (cont'd):

Concession 6, Township of Blezard as shown on a plan of subdivision prepared by Terry Delbosco O.L.S., dated July 28th, 2005.

2. That the standard conditions of draft approval be imposed.
3. 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.
4. That cash in lieu of, and/or lands representing 5% of the lands included in the plan of subdivision be dedicated to the City of Greater Sudbury for municipal parks purposes in accordance with Section 51.1 of The Planning Act.
5. Prior to the submission of construction drawings for any phase of the proposed development the owner shall, to the satisfaction of the Manager of Infrastructure and Emergency Services undertake a Traffic Impact Study, and agree to provide all prescribed works, as stated in comments from the Infrastructure and Emergency Services Department - Transportation Section in the staff report of November 8th, 2005.
6. Prior to the submission of servicing plans, the owner shall, to the satisfaction of the General Manager of Infrastructure and Emergency Services and the Chief Building Official, provide a geotechnical report prepared by a geotechnical engineer licensed in the Province of Ontario, as described in comments from the Infrastructure and Emergency Services Department Item # 3) in the staff report of November 8th, 2005.
7. The owner shall provide to the satisfaction of the Supervisor of Development Engineering and Nickel District Conservation Authority 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, sideyards, 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.

PUBLIC HEARINGS (cont'd)

APPLICATIONS FOR SUBDIVISION APPROVAL AND REZONING TO PERMIT THE CREATION OF 149 LOTS FOR SINGLE RESIDENTIAL USE ADJACENT TO MAIN STREET AND DONALD STREET, VAL CARON - DALRON CONSTRUCTION LIMITED (cont'd)

Recommendation #2005-213 (cont'd):

8. The owner shall provide storm water management for the site to restrict flows to pre-development level and to deal with storm water quality concerns. As a result, the owner will be required to pay a cost share assessment of the development of a communal storm water management facility associated with the Val Caron Tributary to the satisfaction of the Supervisor of Development Engineering. The value of the required contribution is \$124,941.03.
9. The owner shall make a cash contribution for the future construction of the trunk storm sewer on Main Street and associated outlet works to the satisfaction of the Supervisor of Development Engineering. The value of the required contribution is \$142,097.69.
10. The owner shall sign a petition for a Municipal Drain to alleviate downstream constrictions of the Val Caron Tributary to the satisfaction of the General Manager of Infrastructure and Emergency Services. The owner will pay the drainage assessment allocated to the subdivision lands for the drainage outlet, and benefits.
11. The owner shall develop a siltation control plan for the subdivision construction period to the satisfaction of the Supervisor of Development Engineering, Nickel District Conservation Authority and the Department of Fisheries and Oceans.
12. The owner will provide permanent silt and erosion control drainage works to the subdivision's storm water outlet to the satisfaction of the Supervisor of Development Engineering.
13. The proposed internal subdivision roadways shall 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.
14. The owner shall provide the required soils report, stormwater, water, sanitary sewer and lot grading master planning reports and plans to the Supervisor of Development Engineering prior to the submission of servicing plans for any phase of the subdivision.

PUBLIC HEARINGS (cont'd)

APPLICATIONS FOR SUBDIVISION APPROVAL AND REZONING TO PERMIT THE CREATION OF 149 LOTS FOR SINGLE RESIDENTIAL USE ADJACENT TO MAIN STREET AND DONALD STREET, VAL CARON - DALRON CONSTRUCTION LIMITED (cont'd)

Recommendation #2005-213 (cont'd):

16. The owner shall provide sodded rear yard drainage swales as a condition of initial acceptance of the subdivision infrastructure to the satisfaction of the Supervisor of Development Engineering.
17. The owner shall ensure that the corner radius for all intersecting streets is 9.0 m.
18. Prior to the commencement of any phase of development an engineering study calculating a cut and fill operation to mitigate the effects of placing fill to floodproof lots shall be prepared to the satisfaction of the Nickel District Conservation Authority.
19. The owner shall construct to full urban standard, including water main, Valley Street from the proposed development to Romeo Street, and Donald Street from the proposed development to the intersection with Brunet Crescent to the satisfaction of the Supervisor of Development Engineering.
20. The owner shall construct a sidewalk on the south side of Valley Street from the proposed development to Romeo Street, and Donald Street from the western limit of proposed development through the subdivision to the intersection with Brunet Crescent to the satisfaction of the Supervisor of Development Engineering.
21. The owner will be required to enter into a written agreement to satisfy all requirements of the City of Greater Sudbury concerning the provision of roads, walkways, street lighting, sanitary sewers, watermains, storm sewers, storm water management facilities and surface drainage facilities.
22. Prior to the signing of the final plan the owner shall satisfy Canada Post with respect to mail delivery facilities for the subdivision.
23. Prior to signing of the final plan the owner shall satisfy the Transit Services Section with respect to the accommodation of transit services.
24. Block 150 shall be deleted from the draft plan of subdivision to the satisfaction of the Director of Planning Services.
25. Prior to the signing of the final plan all lands owned by the City of Greater Sudbury which comprise part of deemed Plan of Subdivision M-1103 shall

PUBLIC HEARINGS (cont'd)

APPLICATIONS FOR SUBDIVISION APPROVAL AND REZONING TO PERMIT THE CREATION OF 149 LOTS FOR SINGLE RESIDENTIAL USE ADJACENT TO MAIN STREET AND DONALD STREET, VAL CARON - DALRON CONSTRUCTION LIMITED (cont'd)

Recommendation #2005-213 (cont'd):

be transferred to the proponent/owner to the satisfaction of the City Solicitor.

26. If final approval is not granted within three years of the date of draft approval, the draft approval shall lapse in accordance with Section 51 (32) of The Planning Act, unless an extension is granted by Council pursuant to Section 51 (33) of The Planning Act.
27. Draft approval does not guarantee an allocation of water or sanitary sewer capacity. Prior to the signing of the final plan, the Planning Services Division is to be advised by the General Manager of Infrastructure and Emergency Services that sufficient water and sanitary sewer capacity exists to service the development.

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

CARRIED

PART I - CONSENT AGENDA

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

Recommendation #2005-214:

Dupuis-Reynolds: THAT Items C-1 to C-4 contained in Part 1, Consent Agenda, be adopted.

CARRIED

MINUTES

Item C-1 Report #8 VETAC Minutes <u>October 12, 2005</u>	<u>Recommendation #2005-215:</u> Bradley-Dupuis: That Report #8, VETAC Committee Minutes of October 12th, 2005, be received.
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CARRIED

PART I - CONSENT AGENDA (cont'd)

ROUTINE MANAGEMENT REPORTS

Item C-2 Report dated November 9th, 2005, was received from the General
Road Closures, Manager of Infrastructure and Emergency Services regarding
Declaration of necessary road closures, declaration of surplus lands and transfers
Surplus Lands & to the Ministry of Transportation, Long Lake Interchange Project.
Transfer to Ministry
of Transportation **Recommendation #2005-216:**
Long Lake

Interchange Project Dupuis-Bradley: THAT part of Silver Lake Road legally described
as part of Lot 6, Concession 5, being Part 5 on Plan 53R-17828,
Township of Broder, City of Greater Sudbury be closed by By-Law
and declared surplus to the City's needs; and

THAT part of Countryside Drive legally described as part of Lot 6,
Concession 5, being Part 7 on Plan 53R-17827, Township of
Broder, City of Greater Sudbury be closed by By-Law and declared
surplus to the City's needs; and

THAT part of Long Lake Road legally described as part of Lot 6,
Concession 5 being Parts 2 and 4 on Plan 53R-17828, Township of
Broder, City of Greater Sudbury be closed by By-Law, declared
surplus to the City's needs and conveyed to the Ministry of
Transportation pursuant to the procedures governing the disposal
of limited marketability property as set out in the City's Property By-
Law; and

THAT part of Long Lake Road legally described as part of Lot 6,
Concession 6, being Part 3 on Plan 53R-17635, Township of
Broder, City of Greater Sudbury be closed by By-Law, declared
surplus to the City's needs and conveyed to the Ministry of
Transportation pursuant to the procedures governing the disposal
of limited marketability property as set out in the City's Property By-
Law; and

THAT the Council of the City of Greater Sudbury take any and all
necessary procedures to close those portions of Highway as
described herein; and

THAT the City owned property legally described as part of
PIN 73475-0155 (LT), part of Lots 5 and 6, Concession 5,
being Part 1 on Plan 53R-17655, Township of Broder, City
of Greater Sudbury, be declared surplus to the City's needs
and sold to the Ministry of Transportation pursuant to the
procedures governing the disposal of limited marketability
property as set out in the City's Property By-Law.

CARRIED

PART I - CONSENT AGENDA (cont'd)

ROUTINE MANAGEMENT REPORTS (cont'd)

Item C-3
Declaration of
Surplus Lands &
Sale, Lucien
Court, Valley East

Report dated November 9th, 2005, was received from the General Manager of Infrastructure and Emergency Services regarding declaration of surplus lands and sale, Lucien Court, Valley East.

Recommendation # 2005-217:

Dupuis-Caldarelli: THAT Lucien Court, Valley East, legally described as Firstly: PIN 73508-0189 (LT), Lucien Court on Plan M-1006, being Parts 4, and 5 on Plan 53R-14964; and Secondly: PIN 73508-1177 (LT), Block 'A', on Plan M-1006, being Parts 2 and 3 on Plan 53R-14964, Township of Capreol, City of Greater Sudbury, District of Sudbury be declared surplus to the City's needs and sold to 1288 Realty Inc. pursuant to the procedures governing the disposal of limited marketability property as set out in the City's Property By-Law.

CARRIED

Item C-4
Declaration of
Surplus Lands
& Closure, part
of Kingsway
Road Allowance

Report dated November 9th, 2005, was received from the General Manager of Infrastructure and Emergency Services regarding declaration of surplus lands and closure, part of Kingsway Road Allowance.

Recommendation # 2005-218:

Caldarelli-Dupuis: THAT part of the Kingsway road allowance, abutting 200 Falconbridge Highway, measuring approximately 770 square meters in size, legally described as part of PIN 73573-0299 (LT), part of Lot 12, Concession 4, Township of Neelon, as shown on the attached sketch, be closed by By-Law and declared surplus to the City's needs.

CARRIED

NEW ITEMS

Request for
Exemption from
City's Fire Flow
Policy, Yvon &
Joanne Henry

This matter was deferred by the Planning Committee at their meeting of November 1st, 2005 for two weeks to allow for the applicant, his engineer, his surveyor and staff to consider alternate solutions to ensure compliance with the minimum fire flow requirement policy.

Yvon Henry was present at the meeting as he was expecting the matter to be dealt with this evening. The City Engineer advised that Mr. Henry's consultants and staff did not meet and therefore

NEW ITEMS (cont'd)

Request for
Exemption from
City's Fire Flow
Policy, Yvon &
Joanne Henry

the matter had not been placed on this evening's agenda. The Committee did not deal with the matter as no further information was available.

Adjournment

Recommendation #2005-219:

Caldarelli-Dupuis: That we do now adjourn.
Time: 7:05 p.m.

CARRIED

CITY CLERK

COUNCILLOR RUSS THOMPSON