

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

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

**Tuesday, November 16, 2004
Commencement: 4:30 p.m.
Adjournment: 7:42 p.m.**

COUNCILLOR LYNNE REYNOLDS PRESIDING

Present Councillors Bradley, Caldarelli (A 4:37 p.m.), Dupuis, Thompson
(A 4:40 p.m)

Staff R. Swiddle, City Solicitor/Director of Legal Services; D. Bélisle,
General Manager of Public Works; B. Lautenbach, Director of
Planning Services; A. Potvin, Manager of Development Services;
A. Haché, Deputy City Clerk; F. Bortolussi, Planning Committee
Secretary

Declarations of
Pecuniary Interest None declared.

"In Camera" **Recommendation #2004-267:**

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

CARRIED

Recess At 4:55 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 RUSS THOMPSON PRESIDING

Present Councillors Bradley, Caldarelli, Dupuis, Reynolds

Councillors Berthiaume, Gainer, Kett

Staff B. Lautenbach, Director of Planning Services; A. Potvin, Manager
of Development Services; D. Bélisle, General Manager of Public
Works; R. Swiddle, City Solicitor/Director of Legal Services;
P. Baskcomb, Manager of Community and Strategic Planning;
A. Haché, Deputy City Clerk; M. Burtch, Licensing & Assessment
Clerk; F. Bortolussi, Planning Committee Secretary

News Media MCTV; 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 property matters and the following recommendations emanated therefrom:

Item C-1 The following recommendation was presented:

Sale of Part of Land North of Lorne Street Sudbury

Recommendation #2004-268:

Reynolds-Dupuis: THAT part of the lane north of Lorne Street abutting Lots 264 to 266, Plan M-133, closed by By-law 98-34, be sold to an abutting land owner, Hasba Enterprises Ltd., for the price of \$3,000 pursuant to the procedures governing the disposal of limited marketability property set out in the City's Property By-law;

THAT the transfer of the said lands be conditional upon:

- (a) the lands being consolidated with any abutting lands owned by the Transferee and the Transferee delivering on closing, a Lot Consolidation agreement in the City's standard form, if appropriate, and bearing the cost of registration of same on title to the lands, in priority to any mortgage or other similar encumbrance;
- (b) the Transferee paying on closing, the transfer price for the land;
- (c) the Transferee paying any applicable Goods and Services Tax, or, if a GST registrant, delivering appropriate evidence of registration and an undertaking to indemnify the City;

THAT the Property Negotiator / Appraiser be authorized to execute the required documents to complete the transaction.

THAT a By-law be passed to authorize the Property Negotiator / Appraiser to sign the required documents to complete the transaction.

CARRIED

Item C-2
Hydro Corridor
Land Use
Application

The following recommendation was presented:

Recommendation #2004-269:

Dupuis-Bradley: THAT the City of Greater Sudbury waive its right to the Hydro Corridor originating at Gravel Drive and running south to Tributary VIII A of the Whitson River, legally described as Part of Lot 3, Concession 1, Part of Lot 3, Concession 2 and Part of Lot 3, Concession 3 in the Township of Hanmer, for any other purposes than a drainage easement, and

THAT the Property Negotiator / Appraiser be authorized to execute the required waiver.

CARRIED

Item C-3
Claim Settlement
Bellefeuille,
425 Albert Street
Sudbury

The following recommendation was presented:

Recommendation #2004-270:

Bradley-Reynolds: THAT the City of Greater Sudbury purchases from Armand Bellefeuille and Debbie Bellefeuille the property located at 425 Albert Street for \$105,000.00 as a claim settlement with funds from the Insurance Reserve Fund, and

THAT the Property Negotiator and the Clerk be authorized to execute all required documents to complete the transaction.

CARRIED

DELEGATIONS

Official Plan
Background
Summary Report

Report dated November 8th, 2004 was received from the General Manager of Economic Development and Planning Services and the Director of Planning regarding the Official Plan Background Summary Report. A copy of the electronic presentation entitled *Official Plan Progress Report* was distributed to the Committee Members at the meeting.

Paul Baskcomb, Manager of Community and Strategic Planning, stated that the first phase of the Official Plan review is completed and Phase 2 is now beginning. The Healthy Communities Background Studies and the Parks, Open Space & Leisure Background Studies have been completed and the Agricultural Background Study was recently accepted by the Agricultural Advisory Panel with the final draft now being processed. He indicated there have been 27 public meetings and open house meetings as well as meetings with stakeholder groups with respect to the Background Studies.

DELEGATIONS (cont'd)

Official Plan Background Summary Report

The final draft of the Housing Study is scheduled for early in the new year. He further stated that the presentation this evening and the two reports in the agenda complete step 4 in the eleven steps to a New City Official Plan.

Bob Lehman, President of Meridian Planning Consultants Inc., gave an electronic presentation outlining the Official Plan Progress Report. Mr. Lehman outlined the report as follows:

Nine Background Studies are prepared or almost completed:

- Infrastructure Background Study
- Transportation Background Study
- Parks, Open Space & Leisure Background Study
- Healthy Communities Background Study
- Agricultural Background Study
- Waterfront & Rural Development Background Study
- Natural Heritage Background Study
- Stormwater Background Study
- Land Use & Settlement Background Study

Other Studies are on going:

- Human Services Plan
- Seniors Study
- Groundwater Resources Study
- Housing Study

Eight Key Directions for the New Official Plan:

- sewer and water treatment facilities and road network have the capacity to support new growth
- land use processes that make the City a good place to live and do business
- many choices of where to live
- central urban area as a major focus of growth and change
- health, education & commercial facilities will be encouraged for the City as it is the focus of Northeastern Ontario
- heart of the City will be Downtown Sudbury and Town Centres will serve their communities
- immediate access to wilderness, an important tradition of Northern Ontario lifestyle
- community improvement to be important

Mr. Lehman further stated that the draft plan will be one plan for the whole City of Greater Sudbury, which will be a reader friendly, will provide consistent policy framework and in doing so will reduce the complexity of the plan. The next steps are as follows:

DELEGATIONS (cont'd)

- | | | |
|-----------------------|---|---|
| Official Plan | • | Complete Draft 1 - Spring 2005 |
| Background | • | Complete Draft 1 - Spring 2005 |
| <u>Summary Report</u> | • | Request comments from Provincial Ministries and other stakeholder groups - Spring-Fall 2005 |
| | • | Planning Committee Review & Public Meetings - Fall 2005 |
| | • | Review comments and revise plan - Fall 2005 |
| | • | Adoption of new Official Plan - Winter 2005-2006 |

PUBLIC HEARINGS

APPLICATION FOR RENEWAL OF TEMPORARY USE BY-LAW, PARCEL 5621 SWS, LOT 12, CONCESSION 3, TOWNSHIP OF LOUISE - FREDERICK & KIMBERLEY BULLOCH

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

Report dated November 2, 2004, was received from the Director of Planning Services and the General Manager of Economic Development and Planning Services regarding an application for renewal of temporary use by-law, Parcel 5621 SWS, Lot 12, Concession 3, Township of Louise - Frederick & Kimberley Bulloch.

The applicant was not in attendance.

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 #2004-271:

Bradley-Reynolds: THAT the application by Frederick & Kimberley Bulloch, the owners of Parcel 5621, in Lot 12, Concession 3, Township of Louise, to permit a mobile home as a second dwelling unit for a temporary period of ten years, pursuant to Section 39 of the Planning Act, be approved.

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

CARRIED

APPLICATION FOR REZONING TO ESTABLISH THAT ONLY SINGLE DETACHED DWELLINGS WILL BE CONSTRUCTED WITHIN A REVISED DRAFT PLAN OF SUBDIVISION, CEDARGREEN DRIVE, GARSON - 630411 ONTARIO INC. (AGENT: JOANNE CAOUETTE)

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

Report dated November 8th, 2004, was received from the Director of Planning Services and the General Manager of Economic Development and Planning Services regarding an application for rezoning to establish that only single detached dwellings will be constructed within a revised draft plan of subdivision, Cedargreen Drive, Garson - 630411 Ontario Inc. (Agent: Joanne Caouette).

Joanne Caouette and Liz Wilton of Wahnapiatae were present.

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

Joanne Caouette stated that the application was to rezone the property from "R2", Double Residential to "R1", Single Residential to retain the value of the single homes in the area.

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 #2004-272:

Bradley-Reynolds: THAT the application by 630411 Ontario Inc. (Agent: Joanne Caouette) to amend By-law 83-304 being the Comprehensive Zoning By-law for the (former) Town of Nickel Centre from "R2.D22", Double Residential to "R1.D22", Single Residential with respect to those lands described as being Part of Parcel 9984 S.E.S., Parts 1, 2 and 3, Plan 53R-14503, Blocks 26 & 27, Plan 53M-1271 in Lot 8, Concession 1, Township of Garson be recommended for approval subject to the following conditions:

1. That Condition # 1. applying to the approval of the Final Plan for registration of the Remainder of Parcel 9984 S.E.S. in Lot 8, Concession 1, Township of Garson, File # 780-3/01001 be amended as follows:

APPLICATION FOR REZONING TO ESTABLISH THAT ONLY SINGLE DETACHED DWELLINGS WILL BE CONSTRUCTED WITHIN A REVISED DRAFT PLAN OF SUBDIVISION, CEDARGREEN DRIVE, GARSON - 630411 ONTARIO INC. (AGENT: JOANNE CAOUETTE) (cont'd)

Recommendation #2004-272 (cont'd):

- “1. That this draft approval applies to the draft plan of subdivision of the Remainder of Parcel 9984 S.E.S. in Lot 8, Concession 1, Township of Garson, as shown on a plan prepared by Steve J. Gossling, O.L.S., and dated August 22nd, 2001; and, as further amended by a “Sketch Prepared for Illustration Purposes, and dated August 20, 2004”.”
2. In order to facilitate the preparation of an amending zoning by-law the applicant shall provide the Planning Services Division with a registered plan of survey which describes the lands to be rezoned.

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

CARRIED

APPLICATION FOR REZONING IN ORDER TO PERMIT A FORMER SCHOOL TO BE OCCUPIED AS A DWELLING AND TO PERMIT THE CREATION OF SINGLE RESIDENTIAL LOTS, 3250 PERCY AVENUE, VAL CARON, YVON HENRY

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

Report dated November 9th, 2004, was received from the Director of Planning Services and the General Manager of Economic Development and Planning Services regarding an application for rezoning in order to permit a former school to be occupied as a dwelling and to permit the creation of single residential lots, 3250 Percy Avenue, Val Caron, Yvon Henry.

The applicant, Yvon Henry, Percy Street, Val Caron, was present.

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

Mr. Henry stated that after the rezoning, he will purchase the abutting lands and proceed with water and sewer work. He then plans to demolish the school building.

Councillor Dupuis, Ward Councillor, stated that when the school was sold to Mr. Henry, it was in bad shape. Mr. Henry has made significant improvements including the removal of the ‘portables’. He advised the neighbours are very pleased with what Mr. Henry has done with the subject property and once the school building is demolished the residents will see the back of the property where the new subdivision is located.

APPLICATION FOR REZONING IN ORDER TO PERMIT A FORMER SCHOOL TO BE OCCUPIED AS A DWELLING AND TO PERMIT THE CREATION OF SINGLE RESIDENTIAL LOTS, 3250 PERCY AVENUE, VAL CARON, YVON HENRY (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 #2004-273:

Dupuis-Bradley: THAT the application by Yvon Henry to amend By-law 83-300, being the Comprehensive Zoning By-law for the (former) Town of Valley East and (former) Town of Onaping Falls by changing the zoning classification of Parcel 31217 SES, being Part 1, SR-337, Lot 9, Concession 6, Township of Blezard from "I", Institutional Zone to "R1.D18", Single Residential Zone be approved.

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 #2004-274:

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

CARRIED

MINUTES

Item C-1
Report #8
VETAC Minutes
Sept. 8, 2004

Recommendation #2004-275

Dupuis-Bradley: That Report #8, Vegetation Enhancement Technical Advisory Committee Minutes of September 8th, 2004, be received.

CARRIED

PART II - REGULAR AGENDA

MANAGERS REPORTS

Item R-1 Report dated November 12th, 2004 was received from the General
Amendment to Manager of Economic Development and Planning regarding the
Conditions of Draft amendment to conditions of draft approval, Draft Plan of
Approval, Draft Subdivision, Remainder of Parcel 8596, Lot 8, Concession 2,
Plan of Township of McKim - J. Corsi Developments Inc.
Subdivision,
J. Corsi Letter dated November 15th, 2004 from Ward Councillors Kett and
Developments Inc. Gainer was distributed to the Committee Members at the meeting.

The applicant, John Corsi, and Galaxy Court, Sudbury and Robert Bussolaro, Gemma Street, Sudbury were present.

The Committee agreed to hear a representation from the developer.

John Corsi stated that he started this subdivision twelve years ago having purchased the property from the City. During the various development stages, the former City of Sudbury allowed him to proceed with 10% grades. If he were to decrease the grade of the road from 10% to 8%, the development costs would be significantly increased. The development would not be feasible because of this addition costs.

The General Manager of Public Works stated that, during the past summer, it was decided to apply a standard of 8% maximum grade in the City of Greater Sudbury for use by developers and design consultants. This was based on the Transportation Association of Canada recommended design criteria for road construction. He further stated that a 10% grade would required additional winter road maintenance.

The following recommendation was presented:

Recommendation #2004-276:

Dupuis-Reynolds: THAT the conditions of Draft Approval with respect to the Draft Plan of Subdivision of the Remainder of Parcel 8596 SES, Lot 8, Concession 2, Township of McKim, J. Corsi Developments Inc., be amended by adding the following condition:

“That the maximum road grades shall not exceed 10%.”

CARRIED

NEW BUSINESS

Appointment
of Planning
Committee Chair

Recommendation #2004-277:

Caldarelli-Dupuis: THAT we recommend that Council appoint Councillor Russ Thompson Chair of the Planning Committee for the term ending December 31st, 2005.

CARRIED

Appointment
of Planning
Committee
Vice-Chair

Recommendation \$2004-278:

Dupuis-Caldarelli: THAT we recommend that Council appoint Councillor Lynne Reynolds Vice-Chair of the Planning Committee for the term ending December 31st, 2005.

CARRIED

Adjournment

Recommendation #2004-279:

Bradley-Dupuis: That we do now adjourn.
Time: 7:42 p.m.

CARRIED

DEPUTY CITY CLERK

COUNCILLOR RUSS THOMPSON PRESIDING