

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

Committee Room C-11
Tom Davies Square

Tuesday, August 10th, 2004
Commencement: 10:35 a.m.
Adjournment: 3:40 p.m.

COUNCILLOR REYNOLDS PRESIDING

Present Councillors Bradley; Caldarelli; Dupuis; Thompson

Staff D. Braney, Property Negotiator / Appraiser; C. Hallsworth, General Manager of Citizen & Leisure Services (D: 11:15 a.m.); B. Lautenbach, Director of Planning Services; D. Nadorozny, General Manager of Economic Development and Planning Services; T. Mowry, City Clerk; F. Bortolussi, Acting Planning Committee Secretary

Declarations of Pecuniary Interest None declared.

"In Camera" **Recommendation #2004-177:**

Caldarelli-Dupuis: 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 11:50 a.m., the Planning Committee recessed.

Reconvene At 11.58 a.m., the Planning Committee reconvened in the **Council Chambers** 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 Services, G. Clausen, Director of Engineering Services; R. Irwin, Planner; D. Nadorozny, General Manager of Economic Development and Planning Services; T. Mowry, City Clerk; F. Bortolussi, Acting Planning Committee Secretary; J. Godfrey, Student

News Media MCTV (D: 12:45 p.m.); Sudbury Star (A: 1:10 p.m)

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 resolutions emanated therefrom:

Lease - 1991 The following recommendation was presented:

Regent Street,
Sudbury (South
Branch Library

Recommendation #2004-178:

Thompson-Dupuis: THAT the City of Greater Sudbury enter into a lease agreement with the Wonderland of Learning Inc. for 2,500 square feet of space in the lower level of 1991 Regent Street, Sudbury (South Branch Library);

THAT the necessary By-law be passed; and

THAT the Clerk and the Property Negotiator / Appraiser be authorized to execute the required documents.

CARRIED

Sale of Land - The following recommendation was presented:

Magill Street,
Walden Industrial
Park

Recommendation #2004-179:

Dupuis-Caldarelli: THAT the Council of the City of Greater Sudbury authorize the sale of P.I.N. 73376-0262, formerly Parcel 29319 S.W.S., being Parts 1 and 2 on Plan 53R-12549, Part of Lot 4, Concession 5, Township of Waters, and P.I.N. 73376-0238, formerly Parcel 31079 S.W.S., Part of Lot 4, Concession 5, Township of Waters, to F. Mens Investment Ltd.,

THAT the Clerk and the Property Negotiator / Appraiser be authorized to execute the required documents, and

THAT the net proceeds of the sale be credited to the Industrial Park Reserve Fund.

CARRIED

Sale of Land - The following recommendation was presented:

Mumford Drive,
Walden Industrial
Park

Recommendation #2004-180:

Caldarelli-Dupuis: THAT the Council of the City of Greater Sudbury authorize the sale of P.I.N. 73376-0095, formerly Parcel 29334 S.W.S., being Parts 9, 10 and 11 on Plan 53R-12125, Part of Lot 4, Concession 5, Township of Waters, to 13573750 Ontario Ltd. (o/a Technica Group Inc.),

Cont'd.

MATTERS ARISING FROM THE "IN CAMERA" SESSION (cont'd)

Sale of Land -
Mumford Drive,
Walden Industrial
Park

Recommendation #2004-180 (cont'd):

THAT the Clerk and the Property Negotiator / Appraiser be authorized to execute the required documents, and

THAT the net proceeds of the sale be credited to the Industrial Park Reserve Fund.

CARRIED

Sale of Land -
Mumford Drive,
Walden Industrial
Park

The following recommendation was presented:

Recommendation #2004-181:

Dupuis-Caldarelli: THAT the Council of the City of Greater Sudbury authorize the sale of P.I.N. 73376-0249, formerly Parcel 31043 S.W.S., P.I.N. 73376-0254, formerly Parcel 31162 S.W.S., and P.I.N. 73376-0250, formerly Parcel 31094 S.W.S. all being Part of Lot 4, Concession 5, Township of Waters, to Manitoulin Transport Ltd.,

THAT the Clerk and the Property Negotiator / Appraiser be authorized to execute the required documents, and

THAT the net proceeds of the sale be credited to the Industrial Park Reserve Fund.

CARRIED

Closure and Sale -
Part of Magill Street
& Sale of Land -
Magill Street,
Walden Industrial
Park

The following recommendation was presented:

Recommendation #2004-182:

Caldarelli-Dupuis: THAT the Council of the City of Greater Sudbury take any and all necessary procedures to close Part of Magill Street, running Northerly off of Magill Street, abutting the remainder of Parcel 31084 S.W.S. and Part of Parcel 27434 S.W.S., Part of Lot 4, Concession 5, Township of Waters;

THAT the City Clerk publish notice of the proposed highway closure, in accordance with the Notice By-law 2004-161;

THAT the said lands be declared surplus upon final passage of the By-law closing Part of Magill Street;

THAT the Council of the City of Greater Sudbury authorized that sale of Part of Magill Street, running Northerly off of Magill Street, abutting the remainder of Parcel 31084 S.W.S. and Part of Parcel 27434 S.W.S., Part of Lot 4, Concession 5, Township of Waters, together with the remainder of Parcel 31084 S.W.S. and Part of Parcel 27434 S.W.S. both being Part of Lot 4, Concession 5, Township of Waters, to L.S. Kosowan Limited,;

Cont'd.

MATTERS ARISING FROM THE "IN CAMERA" SESSION (cont'd)

Closure and Sale - Recommendation #2004-182 (cont'd):
Part of Magill Street
& Sale of Land - _____ THAT the Clerk and the Property Negotiator / Appraiser be authorized to
Magill Street, execute the required documents, and
Walden Industrial
Park _____ THAT the net proceeds of the sale be credited to the Industrial Park
Reserve Fund.

CARRIED

Sale of Land - The following recommendation was presented:
Valley East
Industrial Park _____ **Recommendation #2004-183:**
_____ Dupuis-Caldarelli: THAT the Council of the City of Greater Sudbury
authorize the sale of Part of Parcel 9953 S.E.S., being Part 49 on Plan
53R-9397, Part of Lot 8, Concession 5, Township of Blezard, to Val
Caron Home Centre,
THAT the Clerk and the Property Negotiator / Appraiser be authorized to
execute the required documents, and
THAT the net proceeds of the sale be credited to the Industrial Park
Reserve Fund.

CARRIED

Former MTO Public The following recommendation was presented:
Works Depot on
Highway 144, _____ **Recommendation #2004-184:**
Chelmsford _____ Caldarelli-Bradley:
1. THAT the Offer from Denis Gratton to purchase the former MTO
Public Works Depot in Chelmsford be rejected.
2. THAT the former MTO Depot in Chelmsford be retained by the
City until 2010 and that this property be removed from the surplus
property list.

CARRIED

PART I - CONSENT AGENDA

The following recommendation was presented to adopt Items C-1 to C-3 contained in
Part 1 of the Consent Agenda:

Recommendation #2004-185:

Caldarelli-Dupuis: THAT Items C-1 to C-3 contained in Part 1, Consent Agenda, be
adopted.

CARRIED

ROUTINE MANAGEMENT REPORTS

Item C-1 _____ Report dated August 3rd, 2004, was received from the Director of Extension of Draft Planning Services and the General Manager, Economic Development Approval, Grand and Planning Services regarding extension of draft approval, Grand Marquis Subdivision Marquis Subdivision, Edna Street/Laura Drive, Chelmsford Edna Street/Laura Drive, Chelmsford

Recommendation #2004-186:

Bradley-Caldarelli: THAT upon payment of the processing fee of \$2,500.00 prior to the September 30th, 2004 lapsing date, the conditions of draft approval of the plan of subdivision of Parts of Parcels 15910 'A', 29828 and 31001 S.W.S. and Part of Lot 1, Plan 53M-1277 in Lots 1 & 2, Concession 2, Township of Balfour, City of Greater Sudbury, File 780-5/94003, be amended as follows:

- a) By deleting Condition #7 and replacing it with the following:

“7. The applicant 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 and surface drainage facilities.”
- b) By deleting Conditions #9, #10 and #11.
- c) By deleting Condition #12 and replacing it with the following:

“12. 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.”
- d) By deleting Condition #14 and replacing it with the following:

“14. That this draft approval shall lapse on June 7th, 2007.”
- e) By deleting Conditions #15 and #19.
- f) By adding the following conditions:

“24. That the street described as Laura Avenue on the draft plan be constructed to collector road standards to the satisfaction of the General Manager of Public Works.”

“25. Prior to the submission of servicing plans, the applicant/owner shall, to the satisfaction of the General Manager of Public Works, provide a soils report prepared by a geotechnical engineer licensed in the Province of Ontario. Said report shall, as a minimum, provide factual

Cont'd.

ROUTINE MANAGEMENT REPORTS (cont'd)

Item C-1 _____ information on the soils and groundwater conditions within
Extension of Draft the proposed development. Also, the report should
Approval, Grand include design information and recommend construction
Marquis Subdivision procedures for the following items: storm and sanitary
Edna Street/Laura sewers, watermains, roads, the mass filling of land,
Drive, Chelmsford surface drainage works including storm erosion control,
slope stability (if applicable) and building foundations. The
geotechnical information on building foundations shall be
to the satisfaction of the Chief Building Official.”

- “26. Prior to the submission of servicing plans, the applicant/owner shall have a stormwater management report and plan prepared by a consulting engineer with a valid certificate of authorization. Said report shall establish the drainage areas draining to and within this proposed subdivision and how stormwater will be managed within the subdivision development in order to limit the impact of stormwater both within the subdivision and on downstream receiving storm sewers, drainage channels and creeks. The report shall deal with sediment control and the control of both the 1:5 and Regional storm events. The Regional storm flow path is to be set out on the plan. The report and plans shall be to the satisfaction of the General Manager of Public Works. The owner shall be responsible for the design and construction of any required stormwater management facility as part of the servicing plans for the subdivision and the owner shall dedicate the lands for the stormwater management facility as a condition of this development.”

CARRIED

Item C-2 _____ Report dated August 3rd, 2004, was received from the Director of
Subdivision Referral Planning Services and the General Manager, Economic Development
Request for Consent and Planning Services regarding subdivision referral request for Consent
Applications Applications B112/204 & B113/2004 by Rintala Construction, Black Lake
B112/04 & B113/04 Road, Lively
by Rintala
Construction, Black **Recommendation #2004-187:**
Lake Road, Lively
Caldarelli-Thompson: THAT Consent Applications B0112/2004 and
B0113/2004 with respect to P.I.N. 73374-0215 being Parcel 9434 S.W.S.
in Lot 1, Concession 2, Township of Waters be permitted to proceed by
way of the consent process.

CARRIED

ROUTINE MANAGEMENT REPORTS (cont'd)

Item C-3
Declaration of
Surplus Land, Lot
19, Plan M-1049,
O'Neil Drive, Garson

Report dated August 4th, 2004, was received from the General Manager, Corporate Services regarding declaration of surplus land, Lot 19, Plan M-1049, O'Neil Drive, Garson

Recommendation #2004-188:

Caldarelli-Dupuis: THAT the property legally described as Lot 19, Plan M-1049 be declared surplus to the City's needs and be offered for sale to the general public pursuant to the procedures governing the disposal of full marketability property as set out in By-law 2003-294:

THAT any agreement of purchase and sale for the said lands be conditional upon:

- (a) the City reserving an easement for municipal purposes at the expense of the Vendor;
- (b) 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;
- (c) the property is sold "as is";
- (d) approval of the said by Council;
- (e) the Vendor, as its cost, providing a reference plan of survey to establish a legal description for the easement.

CARRIED

REFERRED AND DEFERRED MATTERS

Item R-1
Issues Follow-up
Raised at the Special
Planning Meeting of
May 11, 2004

Report dated June 9th, 2004, was received for direction only from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding issues follow-up raised at the Special Planning Meeting of May 11th, 2004.

RECOMMENDATION #2004-189:

Dupuis-Thompson: THAT the Planning Committee adopt the possible action items numbered 1 to 17 as outlined in the Report dated June 9th, 2004 for the Director of Planning Services regarding the issues raised at the Special Planning Meeting of May 11th, 2004:

AND FURTHER THAT the Planning Committee directs Staff to undertake the required actions as soon as possible in consultation with the local Development Industry.

CARRIED

See attached Schedule "A" - Special Planning Committee Summary.

Recess At 12:45 p.m., the Planning Committee recessed.

Reconvene At 1:10 p.m., the Planning Committee reconvened.

PUBLIC HEARINGS

APPLICATIONS FOR A PLAN OF SUBDIVISION AND REZONING TO PERMIT THE CREATION OF 13 LOTS FOR SINGLE RESIDENTIAL USE, MERRYGALE DRIVE, SUDBURY - 823616 ONTARIO LIMITED (GIULIO COTESTA)

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

Report dated July 30th, 2004, was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding applications for a Plan of Subdivision and rezoning to permit the creation of 13 lots for single residential use, Merrygale Drive, Sudbury - 823616 Ontario Limited (Giulio Cotesta).

Rejean Parise, counsel for the applicant and Giulio Cotesta, the principal of the corporation were present.

The Director of Development Services outlined the applications to the Committee and in particular the revisions to the application for a Plan of Subdivision.

Mr. Parise stated that the new plan complies with the direction of the Committee. With respect to Derek Williams' concern regarding the location of the proposed walkway which would abut his property, he stated that the walkway is for access to green lands and not a playground.

Councillor Bradley inquired if a meeting was held with the area residents. Mr. Parise advised that a meeting with the residents was held prior to the July 13, 2004 Planning Committee Public Hearing. He feels that essentially all of the concerns of the residents have been addressed.

Councillor Caldarelli, Ward Councillor, asked if the applicant would be willing to relocate the walkway as Mr. Williams did not expect to have a walkway abutting his property and whether such a relocation would result in added expense to the applicant. Mr. Parise advised that, if the Committee directed the walkway be relocated, it could be done and the added cost should be marginal.

The Chair asked whether anyone in the audience 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.

APPLICATIONS FOR A PLAN OF SUBDIVISION AND REZONING TO PERMIT THE CREATION OF 13 LOTS FOR SINGLE RESIDENTIAL USE, MERRYGALE_DRIVE, SUDBURY - 823616 ONTARIO LIMITED (GIULIO COTESTA) (cont'd)

The following recommendation was presented:

Recommendation #2004-190:

Caldarelli-Thompson: THAT the application by 823616 Ontario Limited (Giullio Cotesta) to amend By-law 95-500Z being the Comprehensive Zoning By-law for the (former) City of Sudbury to *revise* the "R1.D10-13", Single Residential Zone boundaries, and amend the "R1.D10-13" zone to coincide with, and implement, the draft plan of subdivision of P.I.N. 73592-0137 and Part of P.I.N. 73592-0165, being formerly Part of Parcel 378 S.E.S. in Lot 2, Concession 2, Township of McKim as shown on a plan of subdivision prepared by Terry Delbosco O.L.S., dated July 20th, 2004 be recommended for approval subject to the following conditions:

1. To enable the preparation of an amending zoning by-law the owner shall prepare a registered plan of survey which describes the 'additional' lands where the minimum frontage for lots shall be 18 metres, to the satisfaction of the Director of Planning Services. Further, this plan of survey shall identify Lot 6 and Block 'B' of the draft plan as separate Parts.
2. The amending zoning by-law establish that the lands zoned "R1.D10-13" which were designated as a Site Plan Control Area shall be removed from this designation.
3. That the land area generally described as being "Lands Owned by Developer", Block B and Lot 6 (consolidated lands) on the draft plan of subdivision be zoned to represent a single residential lot, such that the residential density designation coincides with the total land area of said lands, to the satisfaction of the Director of Planning Services. Further, the amending zoning by-law shall specify that a single detached dwelling will only be permitted on that portion of the consolidated lands described as Lot 6 on the draft plan.

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

CARRIED

The following recommendation was presented:

Thompson-Caldarelli: 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 P.I.N. 73592-0137 and Part of P.I.N. 73592-0165, being formerly Part of Parcel 378 S.E.S. in Lot 2, Concession 2, Township of McKim as shown on a plan of subdivision prepared by Terry Delbosco O.L.S., dated July 20th, 2004.

APPLICATIONS FOR A PLAN OF SUBDIVISION AND REZONING TO PERMIT THE CREATION OF 13 LOTS FOR SINGLE RESIDENTIAL USE, MERRYGALE_DRIVE, SUDBURY - 823616 ONTARIO LIMITED (GIULIO COTESTA) (cont'd)

Recommendation (cont't)

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. The owner shall establish a 6 metre wide municipal walkway which provides access to the public park lands south of the draft plan area to the satisfaction of the Director of Leisure, Community and Volunteer Services and the General Manager of Public Works. Block A on the draft plan illustrates the general location for this walkway which shall not be located closer to a drainage channel than the adjoining top of the bank.
5. The applicant 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 and surface drainage facilities.
6. The owner agrees to be responsible for the cost and all the works necessary to complete removal of the cul-de-sac at the end of Merrygale Drive to the satisfaction of the General Manager of Public Works.
7. A corner radius for all intersecting streets of 9.0 m shall be provided to the satisfaction of the General Manager of Public Works.
8. The owner shall conduct a pre-construction survey of dwellings and accessory structures for each boundary residence on Merrygale Drive, Ramsey Lake Road, Dixon Road or any residence in the adjoining "Harbour Park Subdivision" prior to blasting, filling or construction work to the satisfaction of the General Manager of Public Works. A copy of said survey shall be transmitted to the General Manager of Public Works and the Chief Building Official.
9. The owner shall provide a detailed lot grading plan for all proposed lots as described in comments from the Public Works Department - Conditions of Draft Plan Item # 4 in the staff report of July 30, 2004, to the satisfaction of the General Manager of Public Works.
10. The owner shall undertake to provide a storm water management study for the subject lands as generally described in comments from the Public Works Department - Conditions of Draft Plan Item # 6 in the staff report of July 30, 2004, to the satisfaction of the General Manager of Public Works.

**APPLICATIONS FOR A PLAN OF SUBDIVISION AND REZONING TO PERMIT THE
CREATION OF 13 LOTS FOR SINGLE RESIDENTIAL USE, MERRYGALE_DRIVE,
SUDBURY - 823616 ONTARIO LIMITED (GIULIO COTESTA) (cont'd)**

Recommendation (cont't)

11. The owner shall construct and provide access for any sanitary sewer service which is to be located in the abutting "Harbour Park Subdivision Area" as generally described in comments from the Public Works Department - Conditions of Draft Plan Item # 7 in the staff report of July 30, 2004, to the satisfaction of the General Manager of Public Works.
12. The subdivision agreement shall establish, to the satisfaction of the Chief Building Official and Director of Legal Services/City Solicitor, a notice on title with respect to Lots 2, 3, 4, 5 and 6 of the draft plan which shall contain provisions as generally described in comments from the Chief Building Official - Summary Item 1 in the staff report of July 30, 2004.
13. That the final plan be revised to accommodate the dedication for public park purposes those lands described as Part 9, Plan 53R-15018 in accordance with the agreement the owner signed with the (former) City of Sudbury dated November 23rd, 1995 Number 815949 to the satisfaction of the Director of Planning Services and the Director of Legal Services/City Solicitor.
14. That the abutting "Lands Owned By Developer" as noted on the draft plan of subdivision be consolidated with Block B and that the whole of that resulting area be consolidated with proposed Lot 6 in the draft plan of subdivision, such that public road frontage is retained by the whole of the consolidated lands, to the satisfaction of the Director of Planning Services and the Director of Legal Services/City Solicitor.
15. That a one foot reserve, for the purpose of restricting vehicle and municipal servicing access be established along the road frontage of Block B, to the satisfaction of the Director of Planning Services.
16. 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.
17. 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 Public Works that sufficient water and sanitary sewer capacity exists to service the development.

The following amendment to the recommendation was presented:

Recommendation #2004-191:

Caldarelli-Dupuis: That Condition #4 be replaced by the following:

**APPLICATIONS FOR A PLAN OF SUBDIVISION AND REZONING TO PERMIT THE
CREATION OF 13 LOTS FOR SINGLE RESIDENTIAL USE, MERRYGALE DRIVE,
SUDBURY - 823616 ONTARIO LIMITED (GIULIO COTESTA) (cont'd)**

Recommendation #2004-191 (cont'd):

4. The owner shall establish a 6 metre wide municipal walkway which provides access to the public park lands south of the draft plan area to the satisfaction of the Director of Leisure, Community and Volunteer Services and the General Manger of Public Works. The walkway shall generally extend from Merrygale Drive along the common lot line between Lots 1 and 2 to the west limits of the subject lands, then south to the public park lands. The walkway shall not be located closer to a drainage channel than the adjoining top of the bank.

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

CARRIED

The main motion as amended was presented:

Recommendation #2004-192

Thompson-Caldarelli: 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 P.I.N. 73592-0137 and Part of P.I.N. 73592-0165, being formerly Part of Parcel 378 S.E.S. in Lot 2, Concession 2, Township of McKim as shown on a plan of subdivision prepared by Terry Delbosco O.L.S., dated July 20th, 2004.
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. The owner shall establish a 6 metre wide municipal walkway which provides access to the public park lands south of the draft plan area to the satisfaction of the Director of Leisure, Community and Volunteer Services and the General Manger of Public Works. The walkway shall generally extend from Merrygale Drive along the common lot line between Lots 1 and 2 to the west limits of the subject lands, then south to the public park lands. The walkway shall not be located closer to a drainage channel than the adjoining top of the bank.
5. The applicant 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 and surface drain age facilities.

**APPLICATIONS FOR A PLAN OF SUBDIVISION AND REZONING TO PERMIT THE
CREATION OF 13 LOTS FOR SINGLE RESIDENTIAL USE, MERRYGALE DRIVE,
SUDBURY - 823616 ONTARIO LIMITED (GIULIO COTESTA) (cont'd)**

Recommendation #2004-192 (cont'd):

6. The owner agrees to be responsible for the cost and all the works necessary to complete removal of the cul-de-sac at the end of Merrygale Drive to the satisfaction of the General Manager of Public Works.
7. A corner radius for all intersecting streets of 9.0 m shall be provided to the satisfaction of the General Manager of Public Works.
8. The owner shall conduct a pre-construction survey of dwellings and accessory structures for each boundary residence on Merrygale Drive, Ramsey Lake Road, Dixon Road or any residence in the adjoining "Harbour Park Subdivision" prior to blasting, filling or construction work to the satisfaction of the General Manager of Public Works. A copy of said survey shall be transmitted to the General Manager of Public Works and the Chief Building Official.
9. The owner shall provide a detailed lot grading plan for all proposed lots as described in comments from the Public Works Department - Conditions of Draft Plan Item # 4 in the staff report of July 30, 2004, to the satisfaction of the General Manager of Public Works.
10. The owner shall undertake to provide a storm water management study for the subject lands as generally described in comments from the Public Works Department - Conditions of Draft Plan Item # 6 in the staff report of July 30, 2004, to the satisfaction of the General Manager of Public Works.
11. The owner shall construct and provide access for any sanitary sewer service which is to be located in the abutting "Harbour Park Subdivision Area" as generally described in comments from the Public Works Department - Conditions of Draft Plan Item # 7 in the staff report of July 30, 2004, to the satisfaction of the General Manager of Public Works.
12. The subdivision agreement shall establish, to the satisfaction of the Chief Building Official and Director of Legal Services/City Solicitor, a notice on title with respect to Lots 2, 3, 4, 5 and 6 of the draft plan which shall contain provisions as generally described in comments from the Chief Building Official - Summary Item 1 in the staff report of July 30, 2004.
13. That the final plan be revised to accommodate the dedication for public park purposes those lands described as Part 9, Plan 53R-15018 in accordance with the agreement the owner signed with the (former) City of Sudbury dated November 23rd, 1995 Number 815949 to the satisfaction of the Director of Planning Services and the Director of Legal Services/City Solicitor.
14. That the abutting "Lands Owned By Developer" as noted on the draft plan of subdivision be consolidated with Block B and that the whole of that resulting area be consolidated with proposed Lot 6 in the draft plan of subdivision, such that public road frontage is retained by the whole of the consolidated lands, to the satisfaction of the Director of Planning Services and the Director of Legal Services/City Solicitor.

APPLICATIONS FOR A PLAN OF SUBDIVISION AND REZONING TO PERMIT THE CREATION OF 13 LOTS FOR SINGLE RESIDENTIAL USE, MERRYGALE DRIVE, SUDBURY - 823616 ONTARIO LIMITED (GIULIO COTESTA) (cont'd)

Recommendation #2004-192 (cont'd):

15. That a one foot reserve, for the purpose of restricting vehicle and municipal servicing access be established along the road frontage of Block B, to the satisfaction of the Director of Planning Services.
16. 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.
17. 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 Public Works that sufficient water and sanitary sewer capacity exists to service the development.

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

CARRIED

REMOVAL OF AN "H", HOLDING DESIGNATION AND AN APPLICATION FOR SUBDIVISION APPROVAL TO PERMIT THE CREATION OF 41 LOTS FOR SINGLE FAMILY RESIDENTIAL USE, BETWEEN FIFTH AVENUE AND HORIZON SEPARATE SCHOOL, VAL CARON - 1582565 ONTARIO LTD. (FRANK VEILLEUX, PRESIDENT)

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

Report dated July 27th, 2004, was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding an application for a Plan of Subdivision to permit the creation of 41 lots for single residential use, between Fifth Avenue and Horizon Separate School, Val Caron - 1582565 Ontario Ltd. (Frank Veilleux, President).

The Chair advised that the request to remove the "H", Holding designation and approval of the subdivision are being presented in one report in order to avoid duplication and confusion. The removal of the "H", Holding designation is not subject to appeal. Only the subdivision application can be appealed.

Dave Dorland, 298 Larch Street, Sudbury, agent for the applicant, Mario Grossi, principal of the numbered company and Frank Veilleux, president of the numbered company, 200 Mumford Drive, Lively and Brent Abrera, CDCD Engineering Limited, 176 Boland Avenue, Sudbury were present.

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

Councillor Dupuis asked about the upgrading of Highway 69 North and was advised by the Director of Engineering Services that it is scheduled for 2005.

REMOVAL OF AN "H", HOLDING DESIGNATION AND AN APPLICATION FOR SUBDIVISION APPROVAL TO PERMIT THE CREATION OF 41 LOTS FOR SINGLE FAMILY RESIDENTIAL USE, BETWEEN FIFTH AVENUE AND HORIZON SEPARATE SCHOOL, VAL CARON - 1582565 ONTARIO LTD. (FRANK VEILLEUX, PRESIDENT) (cont'd)

Councillor Bradley questioned the matter of the water pressure and the Director of Engineering Services advised that the looping of the subdivision water system to Regional Road 80 would resolve the water pressure problem.

Dave Dorland advised the owners of the property have lived in the area all of their lives and are interested in expanding their business interests into real estate development as there appears to be activity and desire for good-sized lots. The lands to the west were registered as a subdivision in 1981 and the lands to the east in the 1950s.

Mr. Dorland stated that he is confident the concerns of the area residents have been addressed. The major concern is drainage on Fifth Street which has been an issue since the 1950s. Conditions 5, 7 and 12 in the Recommendation relate to drainage and will improve drainage problems in the area. Another concern is the traffic on Highway 69 North (Regional Road 80). He was pleased to hear of the up-grade of Highway 69 North as the increase in traffic has been an issue. Another concern of the area residents is the loss of privacy. The lots on Highway 69 North are 200 feet and the proposed lots are 180 feet allowing for long rear yards between the existing development and the proposed development. The water pressure concern was addressed in the condition in the Recommendation for the looping of the subdivision water system to Municipal Road 80. The issue of privacy fencing along the new street can be discussed at the time of construction of the entrances to the subdivision as the developers want a nice development with nice entrances to attract prospective purchasers. Mr. Dorland feels most of the area residents' concerns have been dealt with in the conditions.

John Oost, 2593 Highway 69 North, Val Caron, stated that, once he received notice of the subject application, he visited all the neighbours and found no one in support of the application. He presented the Committee with a document which included a petition signed by 24 of his neighbours opposing the application, the reasons for their opposition and questions regarding the proposed subdivision. This document also included a request that the petitioners be informed in writing of the Committee's decision, future meetings, changes to the proposed plan, answers to their questions and minutes of the meeting. He advised that he has lived there for 23 years. He stated that there is an easement on his neighbour's land and there is a natural waterway over his land. He stated that requests have been made to the City to take care of the problem but the City refused. Also, he stated that he has been told that Highway 69 North would be repaired for the last 23 years. He feels the subject lands are a wildlife area and should remain as such.

Romeo Courchesne, 2561 Highway 69 North, Val Caron, stated he also has water problems and has to pump water out. He further stated that the Separate School Board was to make repairs at the back of their property but they did not. There is a swamp at Lowcrest Street. He lives at the corner of the proposed road and is concerned with what will happen when to his driveway when the road is constructed. The Director of Engineering Services advised that he will check into the matter and respond to him directly.

REMOVAL OF AN "H", HOLDING DESIGNATION AND AN APPLICATION FOR SUBDIVISION APPROVAL TO PERMIT THE CREATION OF 41 LOTS FOR SINGLE FAMILY RESIDENTIAL USE, BETWEEN FIFTH AVENUE AND HORIZON SEPARATE SCHOOL, VAL CARON - 1582565 ONTARIO LTD. (FRANK VEILLEUX, PRESIDENT) (cont'd)

Armand Arseneault, 1625 Fifth Street, Val Caron, stated he is not opposed to the development. He read a letter to the Committee from Fern Coutu, 1637 Fifth Street, Val Caron stating that he could not attend the meeting but would like to see a privacy fence on this property, a turning lane on Highway 69 North with sidewalks and curbs on both Fifth Street and Highway 69 North. Mr. Coutu is also concerned with drainage.

Mr. Arseneault stated that he would like the developer to provide a privacy fence. He would also like the turning lane on Highway 69 North as this is a dangerous spot where numerous accidents have occurred. He would also like to see curbs and sidewalks. He would also like the property in the proposed subdivision fairly priced with no increase in taxes because of the new subdivision.

Graham Dwyer, 2601 Highway 69 North, Val Caron, suggested a walkway between the existing properties and the proposed subdivision so the lots would not be back to back.

Barb Mackay, 2659 Highway 69 North, Val Caron, stated that there is a creek in her back yard. Mr. Abrera responded that the drainage work to be carried out will alleviate problems on existing properties as well as the new development. She would also like to see privacy fencing as she has planted trees which have been damaged.

Bill Cranley, 1653 Fifth Street, Val Caron stated he lives at a corner lot to the new development. He is not opposed to the development but drainage has been a problem. He would like a privacy fence because he has a 200-foot lot and will have a road right beside him.

Mr. Dorland stated that the owners are willing to share development costs but the requirement to upgrade Fifth Street and pay half the costs will be a burden as they will be paying development charges. He asked the Committee's support in having off-site costs treated fairly.

_____ 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 #2004-193:

Dupuis-Bradley: THAT the request by 1582656 Ontario Ltd. to remove the "H", Holding Symbol contained in By-law 83-300 being the Zoning By-law for the former Town of Valley East with respect to the "HR1.D18", Holding Single Residential zone applying to Parcel 448 SES in Lot 7, Concession 5, Blezard Township in order to permit development of the subject lands be approved.

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

CARRIED

REMOVAL OF AN "H", HOLDING DESIGNATION AND AN APPLICATION FOR SUBDIVISION APPROVAL TO PERMIT THE CREATION OF 41 LOTS FOR SINGLE FAMILY RESIDENTIAL USE, BETWEEN FIFTH AVENUE AND HORIZON SEPARATE SCHOOL, VAL CARON - 1582565 ONTARIO LTD. (FRANK VEILLEUX, PRESIDENT) (cont'd)

Recommendation #2004-194:

Dupuis-Bradley: That the City of Greater Sudbury Council's delegated official be directed to issue the draft approval to 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 Parcel 448 SES in Lot 7, Concession 5, Blezard Township as shown on a plan of subdivision prepared by D.S. Dorland, O.L.S., dated February 19, 2004.
- 2) That the standard conditions of draft approval be imposed.
- 3) That 5% of the land included in the plan of subdivision be deeded to the City of Greater Sudbury for parks purposes in accordance with Section 51.1 (1) of the Planning Act.
- 4) Prior to the submission of servicing plans, the Applicant/Owner shall to the satisfaction of the General Manager of Public Works, provide a soils report prepared 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 recommended construction procedures for the following items: storm and sanitary sewers, watermains, roads, the mass filling of land, surface drainage works including erosion control, slope stability (if applicable) and building foundations. The geotechnical information on building foundations shall be to the satisfaction of the Chief Building Official.
- 5) The owner shall provide a detailed lot grading plan for all the proposed lots as part of the submission of servicing plans. This plan must show finished grades around new homes, side yards, swales and lot corners. The plan must show sufficient grades on boundary properties to mesh the lot grading of the new site to existing properties. Suitable provisions shall be incorporated into the Subdivision Agreement to ensure that the grading is undertaken, all to the satisfaction of the General Manager of Public Works.
- 6) The owner shall be required to provide sodded rear yard drainage swales as a condition of initial acceptance of the subdivision infrastructure.
- 7) 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 into the plans at locations required by the General Manager of Public Works. Suitable provisions shall be incorporated into the Subdivision Agreement to ensure that the treatment is undertaken to the satisfaction of the General Manager of Public Works.
- 8) The owner will be required to upgrade to urban standard the section of Fifth Street from Municipal Road 80 to the intersection with the new subdivision street. The City will agree to pay fifty percent (50%) of the cost of said work upon budget approval.

REMOVAL OF AN "H", HOLDING DESIGNATION AND AN APPLICATION FOR SUBDIVISION APPROVAL TO PERMIT THE CREATION OF 41 LOTS FOR SINGLE FAMILY RESIDENTIAL USE, BETWEEN FIFTH AVENUE AND HORIZON SEPARATE SCHOOL, VAL CARON - 1582565 ONTARIO LTD. (FRANK VEILLEUX, PRESIDENT) (cont'd)

Recommendation #2004-194 cont'd:

- 9) The owner will be required to ensure that the corner radius for all intersecting streets is to be 9.0m.
- 10) The owner shall construct a watermain loop along Fifth Street from the proposed Horizon Drive to the existing municipal system on Municipal Road 80 and along the proposed Lowcrest Avenue from the property line with Plan M-1130 to Municipal Road 80.
- 11) Draft approval does not guarantee the allocation of either sewer or water capacity. Prior to the signing of the final plan, clearance is required from the General Manager of Public Works that sufficient sewage treatment capacity exists to service this development.
- 12) The owner shall retain a consulting civil engineer firm with a valid certificate of authorization to prepare a storm water management report for the development to control the 1:5 and Regional Storm flows to pre-development levels. Said report shall establish the drainage boundaries and areas upstream of the subject site and within the subdivision, which will contribute flow to the storm sewer outlet. The owner shall agree to provide such storm water management facilities as necessary to control storm water flow to pre-development levels in a location acceptable to the General Manager of Public Works.
- 13) That the final plan of subdivision be integrated with the City of Greater Sudbury Control Network. Final plan coordinate listings and an AutoCad simple line file of the resultant parcel fabric (with coordinated points labelled) are to be provided as part of this requirement. Also, the final plan must be provided in AutoCad.dwg format.
- 14) 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.
- 15) That the subdivision agreement contain a provision whereby, if development of the subdivision occurs prior to the City constructing a two-way centre left turn lane on Regional Road 80 opposite the subject property, then the owner of the subject property is responsible for the construction of a centre left turn lane with 15m of vehicle storage together with appropriate tapers on Regional Road 80 at Lowcrest Drive to the satisfaction of the General Manager of Pubic Works.

CONCURRING MEMBERS: Councillors Bradley, Caldarelli, Dupuis, Thompson

NON-CONCURRING MEMBERS: Councillor Reynolds

CARRIED

Recess At 3:06 p.m., the Planning Committee recessed.

Reconvene At 3:12 p.m., the Planning Committee reconvened.

REZONING APPLICATION TO PERMIT THE USE OF THE PROPERTY FOR A SINGLE DETACHED DWELLING TOGETHER WITH AN ACCESSORY GUEST RESIDENCE ON AN EXISTING 20 ACRE PARCEL OF LAND, 1574 SOUTH SHORE ROAD, SUDBURY, JULIE BARR

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

Report dated July 27th, 2004, was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding a rezoning application to permit the use of the property for a single detached dwelling with or without an accessory guest residence and to permit a building setback of 7.5m (24.6 feet) from the west property line where 10m (32.8 feet) are required - Julie Barr

Mac Sinclair, Hinds & Sinclair, 214 Alder Street, Sudbury, agent for the applicant was present together with the applicant.

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

_____ Mr. Sinclair advised the applicant agreed with the recommendation. He stated the subject property is unique and is very isolated and requested the Committee's support.

Councillor Caldarelli, Ward Councillor, stated she visited the property and agreed that it is unique and isolated and the application should be supported.

The Chair asked whether anyone in the audience 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 #2004-195:

Caldarelli-Dupuis: That the application by Julie Barr to amend By-law 95-500Z being the Zoning By-law for the former City of Sudbury by changing the zoning classification of Parcel 10960 SES, Lot 10, Concessions 2 and 3, Broder Township from "RU", Rural to "RU-Special", Rural Special be approved subject to the following:

- (a) That the amending by-law permit a single detached dwelling with or without an accessory guest residence and related accessory uses; and
- (b) That the amending by-law require a minimum building setback of 7.5m from the west lot line.

REZONING APPLICATION TO PERMIT THE USE OF THE PROPERTY FOR A SINGLE DETACHED DWELLING TOGETHER WITH AN ACCESSORY GUEST RESIDENCE ON AN EXISTING 20 ACRE PARCEL OF LAND, 1574 SOUTH SHORE ROAD, SUDBURY, JULIE BARR (cont'd)

Recommendation #2004-195 (cont'd):

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

CARRIED

REZONING APPLICATION IN ORDER TO RECOGNIZE A RECONFIGURED PORTELANCE LUMBER SITE, LINDEN DRIVE, HANMER - CANADIAN NATIONAL RAILWAY CO. (PORTELANCE LUMBER LTD.)

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

Letter dated August 9th, 2004, from Andrew E. Salem (Fraser Milner Casgrain LLP) was distributed to Committee Members at the meeting.

Andre Lacroix, 36 Elgin Street, Sudbury was present representing the applicant and was also authorized to represent Canadian National Railway Co.

Report dated July 6th, 2004, was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding a rezoning application in order to recognize a reconfigured Portelance Lumber site and to eliminate a remnant of the "RU-2" zoning on the remaining CNR lands, intersection of Linden Drive and Regional Road #84 - Canadian National Railway Co. (Portelance Lumber Ltd.).

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

Mr. Lacroix stated that the applicant has been at this location for 30 years and has an agreement to purchase the property. He also stated that he is corresponding with the Ministry of Transportation to acquire property or a right-of-way for access. He added that the applicant is in agreement with the conditions.

The Chair asked whether anyone in the audience 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.

REZONING APPLICATION IN ORDER TO RECOGNIZE A RECONFIGURED PORTELANCE LUMBER SITE, LINDEN DRIVE, HANMER - CANADIAN NATIONAL RAILWAY CO. (PORTELANCE LUMBER LTD.) (cont'd)

The following recommendation was presented:

Recommendation #2004-196:

Bradley-Dupuis: That the application by the Canadian National Railway Co. to amend By-law 83-300 being the Zoning By-law for the former Town of Valley East by changing the zoning classification of Part of Parcels 1075 and 5130 SES in Lot 10, Concession 4, Capreol Township from "RU-2", Rural Special and "RU", Rural, as the case may be, to a revised "RU-Special", Rural Special and "RU", Rural in order to recognize a reconfigured Portelance Lumber site, to eliminate a remnant of "RU-2" zoning on the remaining CNR site and to recognize an existing frontage deficiency on the Portelance Lumber site be approved subject to the following:

- a) That prior to the passing of the amending zoning by-law, the owners of Portelance Lumber Ltd. shall enter into an agreement with the City whereby they agree to continue the process of acquiring the Ministry of Transportation lands which provide access to the existing lumber yard, and whereby they agree to undertake driveway entrance improvements from Linden Drive to the existing lumber yard to the satisfaction of the General Manager of Public Works and the City Solicitor once the MTO lands have been acquired.
- b) That the amending by-law shall recognize the existing lumber yard frontage of 2.447m on Linden Drive.
- c) That the applicant provide the Development Services Section with a registered survey plan outlining the various parts being rezoned in order to enable the preparation of an amending zoning by-law.

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

CARRIED

REZONING APPLICATION TO PERMIT THE REDEVELOPMENT OF THE SUBJECT LANDS AND BUILDINGS TO ALTERNATIVE USES, 20 STE. ANNE ROAD, SUDBURY - LE CARREFOUR FRANCOPHONE DE SUDBURY (DALRON CONSTRUCTION LIMITED)

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

Report dated August 3rd, 2004, was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding a rezoning application, to permit land uses in addition to the permitted "I", Institutional zone uses: retail stores, offices, personal service shops, a restaurant and a residential building containing a maximum of 85 guest rooms designed for seniors or residents who require nursing and/or homecare, as well as common kitchen and eating facilities, 20 Ste. Anne Road, Sudbury - Le Carrefour Francophone de Sudbury (Dalron Construction Limited)

**REZONING APPLICATION TO PERMIT THE REDEVELOPMENT OF THE SUBJECT LANDS AND BUILDINGS TO ALTERNATIVE USES, 20 STE. ANNE ROAD, SUDBURY - LE CARREFOUR FRANCOPHONE DE SUDBURY (DALRON CONSTRUCTION LIMITED)
(cont'd)**

Celia Teale, Planner with Dalron Construction Limited, 130 Elm Street, Sudbury was present on behalf of the applicant.

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

Ms. Teale stated the applicant recognized the opportunity for this development in light of the support services in the vicinity of the property (i.e. church, easy access to services in walking distance). She has been in contact with the Director of Citizen Services regarding shared access from Mackenzie Street and shared parking with the library. She stated a concern with the requirement that one of the entrances be changed to one-way access and requested a status quo. The Director of Engineering stated this was mentioned in the Staff report because there is restricted visibility. The Committee directed a status quo regarding the entrances.

The Chair asked whether anyone in the audience 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 #2004-197:

Bradley-Dupuis: That the application by Le Carrefour Francophone De Sudbury (Dalron Construction Limited) to amend By-law 95-500Z being the Comprehensive Zoning By-law for the (former) City of Sudbury from "I", Institutional to "I-Special", Special Institutional with respect to those lands described as P.I.N. 02138-0081 being Parts 5 to 23 inclusive, Plan 53R-8612 being Part of Block Z, Plan 1-S in Lot 5, Concession 4, Township of McKim be recommended for approval subject to the following conditions:

1. That in addition to all other "I", Institutional zone uses the following uses shall be permitted: retail stores, offices, personal service shops, a restaurant and a residential building containing a maximum of 85 guest rooms designed for seniors or residents thereof who require nursing and/or homecare, as well as a common kitchen and eating facilities.
2. The amending zoning by-law create a minimum parking requirement of one (1) parking space per four (4) guest rooms.
3. Prior to the passage of an amending zoning by-law a Site Plan Control Agreement with the City of Greater Sudbury shall be established to the satisfaction of the Director of Planning Services.

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

CARRIED

Adjournment

Recommendation #2004-198:

Bradley-Dupuis: That we do now adjourn.
Time: 3:50 p.m.

CARRIED

CITY CLERK

COUNCILLOR RUSS THOMPSON PRESIDING