

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

**Council Chamber
Tom Davies Square**

**Tuesday, January 27th, 2004
Commencement: 7:00 p.m.
Adjournment: 10:40 p.m.**

COUNCILLOR RUSS THOMPSON PRESIDING

Present

Councillors Bradley, Caldarelli, Dupuis, Reynolds

Councillor Berthiaume

Staff

Bill Lautenbach, Director of Planning Services; Art Potvin, Manager of Development Services; Greg Clausen, Director of Engineering Services; Paul Baskcomb, Manager of Community & Strategic Planning; Tom Endleman, Coordinator of Geographic Information, Surveys and Mapping; Stephen Monet, Coordinator of Strategic & Environmental Initiatives; Angie Haché, Deputy City Clerk; Melissa Burtch, Licencing and Assessment Clerk; Katherine Bowschar-Lische, Planning Committee Secretary

News Media

Sudbury Star, MCTV, Northern Life

Declarations of
Pecuniary Interest

None declared.

DELEGATIONS

Item 1
City of Greater
Sudbury Ortho-
Imagery on the
Web

Report dated January 21st, 2004, from the General Manager, Economic Development and Planning Services regarding City of Greater Sudbury Ortho-Imagery on the Web (Colour Aerial Photography) was received for information only.

Tom Endleman, Coordinator of Geographic Information, Surveys and Mapping, gave an electronic presentation providing a demonstration of the City of Greater Sudbury's ortho-imagery on the web. He advised that:

- This is a new service on the City of Greater Sudbury website
- July, 2003, aerial colour photography was taken of the entire City at a scale of 1:40,000
- It is the first time in the last 25 years that any full coverage map or photo product has been obtained and is required specifically for the new Official Plan Process and for all general mapping users

Item 1
City of Greater
Sudbury Ortho-
Imagery on the
Web (cont'd)

- The photography was scanned into digital format and then, by photogrammetric process, it was corrected and ortho-imagery created. The photographs are then rectified and scaled so that it appears that every point is being observed from directly above-at right angles to the ground. The photograph is then a map
- This product along with new digital street maps built into the street guide and the zoning maps are part of the transition from traditional hard-copy products to the completely digital and integrated world of GIS

The Director of Planning Services advised that the colour photographs were developed in less than one year and once internal and external customers use the self-serve feature, there will be efficiencies and cost savings.

Councillor Dupuis suggested that this presentation should be made at the next Priorities Committee Meeting.

Item 2
City of Greater
Sudbury's Land
Reclamation
Program 2003
Annual Report

Report dated January 15th, 2004, from the General Manager, Economic City of Greater Development and Planning Services was received regarding the City of Greater Sudbury's Land Reclamation Program 2003 Annual Report. The Annual Report was distributed under separate cover.

Stephen Monet, Coordinator of Environmental Initiatives, gave an electronic presentation outlining the City of Greater Sudbury's Land Reclamation Program 2003 Annual Report. The electronic presentation included the following:

Accomplishments since 1978

- limed over 3,300 hectares of land and planted almost 8 million tree seedlings on 14,000 hectares
- received numerous awards for its achievements
- majority of funding has come from Federal and Provincial grants with the City providing only 11.5% of the total funding required
- major landscape changes have occurred
- "Healing the Landscape", a photographic book celebrating Sudbury's reclamation story was published
- The Jane Goodall Reclamation Trail was developed and opened to the public

DELEGATIONS (cont'd)

- | Item 2 _____ | <u>Major Accomplishments in 2003</u> |
|-------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| City of Greater _____ | - the Program celebrated 25 years |
| Sudbury's Land _____ | - National Heritage Fair came to Sudbury and spent 3 days with hundreds of children |
| Reclamation _____ | - 16 hectares of land were limed and 1/4 million trees were planted |
| Program 2003 _____ | - 107 temporary positions were created with 100 positions funded 100% by sources outside the City, with over 500 Program 2003 volunteers |
| <u>Annual Report (cont'd)</u> | - numerous funding partners including Ontario Works, City of Greater Sudbury, Inco Ltd., Falconbridge Ltd., etc. |
| | - thousands of hectares of land remain barren |
| | - one of the upcoming tasks to reclaim critical watersheds in the City to avoid leaching of lead metals |
| | - Program has come along way in that soils are becoming stabilized, etc. |

The following recommendation was presented:

Recommendation #2004-14:

Caldarelli-Reynolds: That the Planning Committee of the City of Greater Sudbury recognize the achievements of the Land Reclamation Program and the value of the Program that has enhanced quality of life in the City over the past 25 years, and support the on-going initiatives of the Program, and further,

That the City of Greater Sudbury's Land Reclamation Program 2003 Annual Report be received. _____

CARRIED

PUBLIC HEARINGS

APPLICATION FOR REZONING TO PERMIT THE ESTABLISHMENT OF AN OPEN PIT MINE LOCATED ABOUT 8.5 MILES NORTH OF CHELMSFORD - FALCONBRIDGE LIMITED

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

PUBLIC HEARINGS (cont'd)

APPLICATION FOR REZONING TO PERMIT THE ESTABLISHMENT OF AN OPEN PIT MINE LOCATED ABOUT 8.5 MILES NORTH OF CHELMSFORD - FALCONBRIDGE LIMITED

Report dated January 19th, 2004, was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding an application to permit the establishment of an open pit mine on the subject property located about 8.5 miles north of Chelmsford - Falconbridge Limited.

The applicant was not present.

The Manager of Development Services advised that he had spoken with Jim Maultby from Toronto who indicated that he could not attend this evening due to inclement weather conditions, however, Mr. Maultby would like the Committee to deal with the application this evening.

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

Councillor Dupuis, Ward Councillor, indicated that he has concerns with respect to damage to roads cause by slurry trucks and questioned how much damage these additional trucks would cause to the roads. He stated that mining is a vital part of our community and the mining companies pay taxes. There is more exploration being done here than in the entire province of British Columbia and this should be encouraged.

No objectors were present.

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 #2004-15:

Reynolds-Caldarelli: That the application by Falconbridge Limited to amend By-law 83-300 being the Zoning By-law for the former Town of Valley East by changing the zoning classification of Parcels 1433, 1434 and 8745 SWS in Lots 8 to 11, Concession 1, Bowell Township from "RU", Rural to "M4", Mining Industrial be approved subject to the following:

PUBLIC HEARINGS (cont'd)

**APPLICATION FOR REZONING TO PERMIT THE ESTABLISHMENT OF AN OPEN
PIT MINE LOCATED ABOUT 8.5 MILES NORTH OF CHELMSFORD
- FALCONBRIDGE LIMITED (cont'd)**

Recommendation #2004-15 (cont'd)

- (a) that prior to the adoption of an amending zoning by-law the applicants enter into an agreement with the City of Sudbury whereby they agree that prior to using any roadway under the jurisdiction of the City of Greater Sudbury for hauling material the applicant will have a Traffic Impact Study done to identify road improvements made necessary by the use of roads as haul routes and the applicants agree to undertake such road improvements to the satisfaction of the General Manager of Public Works and the City Solicitor.

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

CARRIED

Recess At 8:35 p.m., the Planning Committee recessed.

Reconvene At 8:40 p.m., the Planning Committee reconvened.

**APPLICATION FOR REZONING TO PERMIT THE SUBJECT LANDS TO SERVE AS
AN OUTDOOR AMUSEMENT VENUE FOR 'SPECIAL EVENTS' AT 4133 MUNICIPAL
ROAD #15, CHELMSFORD - CLAUDE & RICK SEGUIN**

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

Report dated January 19th, 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 subject lands to serve as an outdoor amusement venue for 'special events' at 4133 Municipal Road #15, Chelmsford - Claude & Rick Seguin.

Letter dated January 26th, 2004, from Marc and Sandra Pitt, in opposition to the above-noted application was distributed at the meeting._____

_____ Letter from Roxanne and Michel Farmer in opposition to the above-noted application was distributed at the meeting.

Letter from Angel Pare, 431 Bonin Road, Chelmsford, in opposition to the above-noted application was presented at the meeting.

PUBLIC HEARINGS (cont'd)

APPLICATION FOR REZONING TO PERMIT THE SUBJECT LANDS TO SERVE AS AN OUTDOOR AMUSEMENT VENUE FOR 'SPECIAL EVENTS' AT 4133 MUNICIPAL ROAD #15, CHELMSFORD - CLAUDE & RICK SEGUIN (cont'd)

Letter dated January 25th, 2004, from Rachel Trottier, 346 Bonin Street, Chelmsford, in opposition to the above-noted application was presented at the meeting.

Letter dated January 26th, 2004, from Claude Lalonde, Denise Lalonde and K. Desmarais, in opposition to the above-noted application was presented at the meeting.

Letter dated January 26th, 2004, from Jean-Guy Bonin, Member of the Board of the Agricultural Advisory Committee, in opposition to the above-noted application was presented at the meeting.

Letter dated January 27th, 2004, from Ray and Anne Boucher, 361 Bonin Street, in opposition to the above-noted application was presented at the meeting.

Petition with 61 signatures and 41 residences in opposition to the above-noted application was presented at the meeting.

Mr. Claude Seguin and Mr. Rick Seguin, 2797 White Street, Val Caron, and owners of SCR Mine Technology in Val Caron, the applicants, were present.

The Director of Planning Services outlined the application to the Committee. He pointed out that the applicants applied for a 3 year temporary use but staff recommends a 1 year time frame. The applicants can apply for a two year extension for the temporary use without paying a further rezoning application fee, however they would be required to pay the applicable public hearing notice fee. The one year trial period would allow various departments, agencies and area residents a chance to evaluate the operation of this use.

Councillor Bradley expressed concern regarding a statement in the Staff Report which indicated that it has been determined by Council, when considering other temporary use applications under such circumstances, where a temporary non-agricultural land use which does not require the construction of a permanent structure or does not permanently degrade the agricultural capacity of the soils is proposed, such applications do not conflict with the intent of the agricultural reserve policies of the Official Plan.

PUBLIC HEARINGS (cont'd)

APPLICATION FOR REZONING TO PERMIT THE SUBJECT LANDS TO SERVE AS AN OUTDOOR AMUSEMENT VENUE FOR 'SPECIAL EVENTS' AT 4133 MUNICIPAL ROAD #15, CHELMSFORD - CLAUDE & RICK SEGUIN (cont'd)

_____ Rick and Claude Seguin indicated that this is only a temporary use for a weekend in mid-summer. It is to be a family oriented talent show with funds raised going to the Knights of Columbus, with which both applicants are involved. Bands will include Sudbury talent since many local country bands are leaving the City. They said that they don't want to disturb the agriculture since they plan to farm the area when they retire. The Classic Car group have advised that they may participate in the weekend event as well as other groups.

Councillor Bradley, Ward Councillor, questioned if the applicants had held any Public Meetings or had contacted the Ward Councillors. He wondered if the applicants had heard about concerts/events held at other locations where there were problems with noise, traffic, fields being spoiled with bottles, glass and litter.

_____ Claude and Rick Seguin indicated that when they initially purchased the land, they had intentions of rezoning the property. They had spoken with some neighbours and there was a bit of concern. They advised that they want to keep the noise down and that the neighbours they spoke to were reassured and understood. They spoke with Councillor Berthiaume and explained that this event was not as big as people thought. They said that they could hear bands playing at Sudbury Downs over the noise from their lawnmower when they were cutting grass on the property this summer. Their intention is not to make a lot of noise and they indicated that they plan to hold one event which would operate from noon until 10 to 11 at night. In response to a question from Councillor Bradley, they advised there were 3 airplanes landing on their field last year.

_____ Mr. Ray Boucher, 361 Bonin Street, was present in opposition to the application. He inquired as to the permanent residences of the applicants, who replied that they both resided in Valley East. He opposes the rezoning application since they built their home in this area 13 years ago to enjoy the peace and quiet of nature surrounding them. He does not believe that a neighbour of less than 1 year should be allowed to disrupt their invested lifestyle just because they are doing a 'market research'. It only takes one event to permanently degrade the agricultural soil with garbage and broken glass. Leakage of diesel and other fuels from parked vehicles is also harmful. People live in this area to get away from noise and since these activities will occur on weekends, they will not be able to rest.

PUBLIC HEARINGS (cont'd)

APPLICATION FOR REZONING TO PERMIT THE SUBJECT LANDS TO SERVE AS AN OUTDOOR AMUSEMENT VENUE FOR 'SPECIAL EVENTS' AT 4133 MUNICIPAL ROAD #15, CHELMSFORD - CLAUDE & RICK SEGUIN (cont'd)

_____ Ms. Roxanne Farmer, 354 Bonin Street, Chelmsford, was present in opposition to the application. She is concerned that this temporary use application would degrade property values in the area. She has lived here for 12 years, pays taxes and wonders where is her protection from rezoning properties in this area. She will be impacted on where the 500 cars expected at the event will park. She stated that people will park in front of the property and on the side of the road and add to the traffic already generated by the Racetrack Slots. The agricultural zoning of the property should be retained.

Mr. Dave McGuire, 301 Bonin Street, Chelmsford, was present in opposition to the application. He is concerned for the safety of his children as 500 vehicles and 2,000 people is not a simple, small event.

Ms. Angel Pare, 431 Bonin Road, Chelmsford, was present in opposition to the application. She stated that 2000 people and 500 cars is not a small event and that there is already a lot of traffic being generated in the area by Sudbury Racetrack and Slots. She is concerned about safety and not being able to walk on the road with young children since there are no sidewalks. They have many drunk drivers and people knocking at their doors at all hours of the night and this event would only add to this problem. There is currently a 60 km/hr. speed limit which is not followed by most drivers who drive 100 km/hr. She said that the police have been contacted and have patrolled the area for speeding cars. She believes that a temporary use application usually turns into something more. She wondered who would ensure that the garbage is picked up. She indicated this proposal is very gray and it is not a suitable proposal for this land

Ms. Rachel Trottier, 346 Bonin Street, Chelmsford, was present in opposition to the application. She has lived on the lot beside the subject property for about 18 years with her two daughters. She is opposed to this application for many reasons. She believes this property should remain farmland and not be ruined as other areas in Azilda have been. Traffic is already an issue on Bonin Street and she can't go for walks since there are no sidewalks. This event would be a hazard to children in the area. An outdoor amusement event would generate a lot of litter. She stated that this proposal will cause trespassing, vandalism and theft on her property where she will no longer feel safe. She also said at these events there will be drugs and alcohol which will increase drinking and driving on Bonin Street causing accidents and making the street unsafe.

PUBLIC HEARINGS (cont'd)

APPLICATION FOR REZONING TO PERMIT THE SUBJECT LANDS TO SERVE AS AN OUTDOOR AMUSEMENT VENUE FOR 'SPECIAL EVENTS' AT 4133 MUNICIPAL ROAD #15, CHELMSFORD - CLAUDE & RICK SEGUIN (cont'd)

Mr. Louis Lauzon, 313 Bonin Street, Chelmsford, was present in opposition to the application. He lives directly across the street from the entrance to the subject property and is most affected by the entrance. He stated that he has owned this property for 30 years and it has been in the family name for over 100 years. He has doubts about the temporary nature of the application. He said that R.R.#35 is a bigger road and should be used as an entrance instead of Bonin Street.

Mr. Mike Soenens, 333 Bonin Road, Chelmsford, was present in opposition to the application. He lives south of the subject property. He is concerned about the way these hearings are held which he believes are designed to create animosity between neighbours. He stated that zoning should always be looked at along with growth potential. When agricultural lands are permitted for uses other than agricultural purposes you increase the value of the land and therefore it becomes less viable for agriculture. He said that he had spoken with the applicants and had no problem with the event but is concerned with the rezoning. The notice which was sent by City staff did not relay the same proposal as expressed by the applicants this evening. He believes that if the application was for a smaller venue than was indicated in the notice that there might be little opposition. Another problem with this event will be trespassing and suggested some type of structure that would control the people attending and the garbage. Access is recommended from Bonin Road which hasn't even been built to specifications. He indicated that there is no shoulder on the road and the road.

Doreen Orgelo, 32 Lakeshore Drive, Falconbridge, co-chair of the Sudbury-Manitoulin Food Share Network Group, a movement to promote local food, was present in opposition to the application. She indicated that we have an agricultural community which has to be protected.

Mr. Rick Seguin has heard concerns about parking but advised that no one would have to park on the street. They will pick up all garbage on their property. He said that this whole thing has been blown out of proportion since there will probably be only 500 - 600 people and not 2,000.

Mr. Claude Seguin indicated that they have done more clean-up on the property in the last 6 months than has been done in the last 15 years. They have shown that they care about their property. He said that one weekend event will not be a big deal but will bring some excitement to our community. There is more noise from the Casino than they will have. They are prepared to put up signs and security to control the event.

PUBLIC HEARINGS (cont'd)

APPLICATION FOR REZONING TO PERMIT THE SUBJECT LANDS TO SERVE AS AN OUTDOOR AMUSEMENT VENUE FOR 'SPECIAL EVENTS' AT 4133 MUNICIPAL ROAD #15, CHELMSFORD - CLAUDE & RICK SEGUIN (cont'd)

Councillor Berthiaume, Ward Councillor, indicated that certain areas are zoned agricultural and applications are made through the Planning Committee for exceptions. He received 10 calls from concerned citizens, 8 against the application, 1 neutral and 1 in support. He said that he spoke with Claude Seguin last night and was told about the plans. The citizens are concerned with noise pollution, increased traffic, safety, decreased home values and loss of farmland. They purchased homes in this area to have peace and quiet. He stated that other alternatives could be explored such as Centennial Park in Azilda, Whitewater Lake, etc. He said that he is against the application and cannot support it.

Councillor Bradley, Ward Councillor, indicated that he only spoke with the applicants this morning. He pointed out problems associated with such events such as noise, traffic, litter and ruined farmland. He said that there is already a lot of traffic on Bonin Road and this will add to the problem. There was not one area resident in attendance who is in favour of the application. He stated that there are many farmers looking to rent farmland in the area. This is not a place for a concert. He asked the Committee not to support this application.

Proceed _____ **Recommendation #2004-16**
Past 10:00 p.m.

Bradley-Dupuis: That we proceed past the hour of 10:00 p.m.

CARRIED

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 TO PERMIT THE SUBJECT LANDS TO SERVE AS AN OUTDOOR AMUSEMENT VENUE FOR 'SPECIAL EVENTS' AT 4133 MUNICIPAL ROAD #15, CHELMSFORD - CLAUDE & RICK SEGUIN (cont'd)

The following Recommendation was presented:

Recommendation #2004-17

Dupuis-Reynolds: That the application by Claude & Rick Seguin, the owners of Parcel 1560 S.W.S. in Lot 8, Concession 4, Township of Rayside, to permit an 'outdoor amusement venue' on the subject property for a maximum temporary period of twelve (12) months, pursuant to Section 39 of The Planning Act be approved subject to the following:

1. The amending by-law establish that special events conducted at an "outdoor amusement venue" may include activities such as music/stage performances, concerts, exhibitions or fairs and spectator events, but shall exclude any "race track".
2. The amending by-law establish that no "outdoor amusement venue" facilities (save and except any driveway access) shall be located closer than 350 meters to any public road, and that no driveway access for an "outdoor amusement venue" shall be permitted from Municipal Road # 15.
3. The applicants may apply for a maximum two year extension for the above noted temporary use without payment of a further rezoning application fee, save and except any statutory notice fee which may be required.
4. That no overnight stays be permitted during the special events and that liability insurance and all licenses and permits be required.

CONCURRING MEMBERS: Councillors Caldarelli, Dupuis, Reynolds

NON-CONCURRING MEMBERS: Councillors Bradley, Thompson

CARRIED

Recess At 10:27 p.m., the Planning Committee recessed.

Reconvene At 10:35 p.m., the Planning Committee reconvened.

PUBLIC HEARINGS (cont'd)

APPLICATION FOR REZONING TO ADD THE SUBJECT PROPERTY TO PLAN 53R-13608 TO BE USED FOR DRIVEWAY ACCESS PURPOSES TO THE EXISTING "R3.D45" LANDS, UNOPENED PORTION OF GLENN STREET ROAD ALLOWANCE, HANMER - CITY OF GREATER SUDBURY (AGENT: MARIO WHISSELL)

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

Report dated January 20th, 2004, was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding a rezoning application to add the subject property to Plan 53R-13608 to be used for driveway access purposes to the existing "R3.D45" lands, unopened portion of Glenn Street Road Allowance, Hanmer - City of Greater Sudbury (Agent: Mario Whissell).

Letter dated January 20th, 2004, from Al and Denise Desbiens, concerned citizens of Valley East, Hanmer, in opposition to the above-noted application was distributed at the meeting._

The agent for the applicant, Mario Whissell, Capreol Road, Hanmer, was present.

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

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 #2004-18

Bradley-Caldarelli: That the application by the City of Greater Sudbury (Agent: Mario Whissell) to amend By-law 83-300 being the Zoning By-law for the former Town of Valley East by changing the zoning classification of the Glenn Street Road Allowance south of Lapointe Street, in Lot 1, Concession 2, Hanmer Township from "R1.D18", Single Residential to "R3.D45", Medium Density Residential 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 to C-2 contained in Part 1 of the Consent Agenda:

Recommendation #2004-19

Caldarelli-Reynolds: That Item C-1 to C-2 contained in Part 1, Consent Agenda, be adopted.

CARRIED

MINUTES

Item C-1
Report #11,
VETAC Minutes
December 10th,
2003

Recommendation #2004-20

Reynolds-Caldarelli : That Report #11, Vegetation Enhancement Technical Advisory Committee Minutes of December 10th, 2003, be received.

CARRIED

ROUTINE MANAGEMENT REPORTS

Item C-2
Sale of Vacant
Land, Lot 12,
Plan M-1236 -
Parkview Drive,
Azilda

Report dated January 14th, 2004, was received from the General Manager, Corporate Services regarding the Sale of Vacant Land, Lot 12, Plan M-1236 - Parkview Drive, Azilda.

Recommendation #2004-21

Reynolds-Caldarelli: That the City of Greater Sudbury enter into an Agreement of Purchase and Sale with Joanne O'Leary for the land legally described as Lot 12, Plan M-1236, Parkview Drive, Azilda subject to the terms and conditions outlined in the report dated January 14th, 2004; and

That the Clerk and Property Negotiator/Appraiser be authorized to execute all documents necessary to complete the real estate transaction.

CARRIED

Adjournment

Recommendation #2004-22

Caldarelli-Reynolds: That we do now adjourn.
Time: 10:40 p.m.

CARRIED

DEPUTY CITY CLERK

CHAIR RUSS THOMPSON PRESIDING