

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

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Committee Room C-12  
Tom Davies Square

Tuesday, June 1, 2004  
Commencement: 6:30 p.m.  
Adjournment: 9:55 p.m.

**COUNCILLOR REYNOLDS PRESIDING**

Present Councillors Bradley, Caldarelli, Dupuis (A: 6:35 p.m.), Thompson

Staff D. Braney, Property Negotiator / Appraiser; R. Henderson, Director of Citizen & Leisure; Angie Haché, Deputy City Clerk; K. Bowschar-Lische, Planning Committee Secretary

Declarations of Pecuniary Interest None declared.

"In Camera" **Recommendation #2004-117:**

Bradley-Thompson: 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).

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**CARRIED**

Recess At 7:00 p.m., the Planning Committee recessed.

Reconvene At 7:15 p.m., the Planning Committee reconvened in the **Council Chambers** for the regular meeting.

**COUNCILLOR RUSS THOMPSON PRESIDING**

Present Councillors Bradley, Caldarelli, Dupuis, Reynolds

Staff A. Potvin, Manager of Development Services; G. Clausen, Director of Engineering Services; R. Henderson, Director of Citizen & Leisure; A. Haché, Deputy City Clerk; K. Bowschar-Lische, Planning Committee Secretary; M. Burtch, Licensing & Assessment Clerk

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 resolutions emanated therefrom:

**MATTERS ARISING FROM THE “IN CAMERA” SESSION (cont’d)**

Application for  
Approval to  
Expropriate Lands,  
Part of Parcel 19338  
S.E.S., being Part of  
Part 1, Plan SR-37,  
323 Second Avenue  
- formerly L’Heritage  
School

Report dated May 26<sup>th</sup>, 2004, was received from the General Manager, Corporate Services regarding Application for Approval to Expropriate Lands, Part of Parcel 19338 S.E.S., being Part of Part 1, Plan SR-37, 323 Second Avenue - formerly L’Heritage School.

The following recommendation was presented:

**Recommendation #2004-118:**

Bradley-Thompson: That the Council of the City of Greater Sudbury authorize an application for approval to expropriate part of Parcel 19338 S.E.S., measuring approximately 8 acres in size for cemetery purposes; and further

That staff be authorized to proceed with the expropriation and also continue to negotiate a settlement with Le Conseil scolaire catholique du Nouvel-Ontario.

**CARRIED**

Sale of Land  
- Valley East  
Industrial Park

Report dated May 26<sup>th</sup>, 2004, was received from the General Manager, Corporate Services regarding Sale of Land - Valley East Industrial Park.

The following recommendation was presented:

**Recommendation #2004-119:**

Thompson-Bradley: That the Council of the City of Greater Sudbury authorize the sale of Parcel 53486 S.E.S., being Part 17, Plan 53R-16329 to Nor-Tech Power & Controls, subject to the terms and conditions outlined in the report dated May 26<sup>th</sup>, 2004, from the General Manager of Corporate Services;

That the Property Negotiator/Appraiser and the Clerk be authorized to execute the required documents; and

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

**CARRIED**

**PUBLIC HEARINGS**

**APPLICATION FOR REZONING FOR APPROVAL OF A TEMPORARY USE TO PERMIT THE SUBJECT PROPERTY TO BE USED FOR PARKING OF TAXI CABS FOR A MAXIMUM OF THREE (3) YEARS, BLOOR STREET - SERBIAN CHURCH OF ST. PETER AND PAUL**

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

## **PUBLIC HEARINGS**

### **APPLICATION FOR REZONING FOR APPROVAL OF A TEMPORARY USE TO PERMIT THE SUBJECT PROPERTY TO BE USED FOR PARKING OF TAXI CABS FOR A MAXIMUM OF THREE (3) YEARS, BLOOR STREET - SERBIAN CHURCH OF ST. PETER AND PAUL (cont'd)**

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Report dated May 20<sup>th</sup>, 2004, was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding a rezoning application for approval of a temporary use to permit the subject property to be used for the parking of taxi cabs for a maximum of three (3) years, Bloor Street - Serbian Church of St. Peter and Paul.

The agent for the applicant, Mike Brujic, was present.

The Manager of Development Services outlined the application to the Committee. He indicated that the By-law Enforcement Department has received three separate complaints with respect to ABC Taxi storing unlicensed and inoperative vehicles on this property. He advised that a condition has been included in the recommendation stating that should future by-law enforcement action be required, staff bring forward a report to the Planning Committee recommending that the temporary use by-law be rescinded.

Mr. Brujic advised that he has asked ABC Taxi on numerous occasions to move their derelict, unlicensed vehicles from the subject property but this was not done. He also indicated that there has been a problem in the past with parking vehicles on this site because of kids walking on the railway tracks throwing rocks and breaking windshields on the vehicles. Currently, they lease the property on a month-to-month basis and when they receive Council's approval it will be leased on an annual basis. He will ensure the new lease agreement includes a clause to keep the derelict, unlicensed vehicles off the property. He asked the Committee to approve the application and stated that he would ensure that the property is kept in order.

Councillor Bradley, Ward Councillor, advised that he travels this area quite often. He has received complaints about garbage in laneways in the area and is working with the By-law Officers to get this cleaned up. He is aware of the complaints regarding derelict vehicles being parked on the subject property and will monitor the area to ensure the problem is rectified.

Mr. Paul Ivey, 445 Pine Street, was present voicing his concerns regarding this application. He said that he owns 12 properties in the area and has spent a considerable amount of money to rejuvenate his properties. He indicated that he has called By-law Enforcement on numerous occasions regarding the derelict vehicles parked on the site. At one point last year in January there were 17 abandoned vehicles on the property. He realizes the Serbian Club has tried to maintain the property and say they are doing their best to deal with the problem. He pointed out that they also own property on the corner which is in disrepair and there are 5 cars parked at that location in the same derelict condition. He is concerned for the safety of children and knows of two children playing on the subject property that were injured. He indicated that they basically have a wrecking yard on the subject property, it is a danger and a major issue. He did not object to the first rezoning application three years ago and does not object to this one provided the property is properly maintained.

## **PUBLIC HEARINGS**

### **APPLICATION FOR REZONING FOR APPROVAL OF A TEMPORARY USE TO PERMIT THE SUBJECT PROPERTY TO BE USED FOR PARKING OF TAXI CABS FOR A MAXIMUM OF THREE (3) YEARS, BLOOR STREET - SERBIAN CHURCH OF ST. PETER AND PAUL (cont'd)**

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**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 #2004-120:**

Bradley-Caldarelli: 1. That the application by the Serbian Church of St. Peter and St. Paul for a temporary use by-law in accordance with Section 39 of The Planning Act to permit "the parking of taxi cabs for a maximum temporary period of three (3) years" on Parts 3 to 6, Plan 53R-15512 in Lot 6, Concession 4, McKim Township, as an exception to the "R4-23", Multiple Residential Special zoning that applies to the subject property under By-law 95-500Z, be approved.

2. That should future By-law Enforcement action be required to ensure conformity with the By-law, staff are directed to bring forward a report to Planning Committee, recommending the rescinding of the temporary use by-law.

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

**CARRIED**

### **APPLICATIONS FOR REZONING AND REFERRAL OF CONSENT APPLICATIONS TO PERMIT THE CREATION OF FOUR LOTS FOR SINGLE RESIDENTIAL USE, ST. MICHEL STREET EXTENSION, HANMER - PHILIPPE AND LOUISE LANDRY**

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

Report dated May 25<sup>th</sup>, 2004, was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding a rezoning and referral of consent applications to permit the creation of four lots for single residential use, St. Michel Street extension, Hanmer - Philippe and Louise Landry.

One of the applicants, Philippe Landry, was present representing himself and his wife, Louise Landry, owners of Parcel 1230 S.E.S..

The Manager of Development Services outlined the application to the Committee.

Councillor Dupuis, Ward Councillor, indicated that the cul de sac is not going to be changing all that much from what currently exists. It is currently being used by City crews and other vehicles to turn around. He advised that at the last Planning Committee meeting, another development in Valley East was permitted to proceed by way of consent rather than through the subdivision process - so this does not set a precedent. He requested the Committee approve the application.

**PUBLIC HEARINGS (cont'd)**

**APPLICATIONS FOR REZONING AND REFERRAL OF CONSENT APPLICATIONS TO PERMIT THE CREATION OF FOUR LOTS FOR SINGLE RESIDENTIAL USE, ST. MICHEL STREET EXTENSION, HANMER - PHILIPPE AND LOUISE LANDRY (cont'd)**

Mr. Landry indicated that he is looking for the support and approval of the application. He stated that the cul-de-sac currently exists and now will have streetlights and be paved.

\_\_\_\_\_ 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 recommendations were presented:

**Recommendation #2004-121:**

Dupuis-Bradley: That Consent Applications B60/2004 to B63/2004 be allowed to proceed through the Consent process.

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

**CARRIED**

**Recommendation #2004-122:**

Dupuis-Bradley: That the application by Philippe and Louise Landry 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 Parcel 1230 SES in Lot 11, Concession 3, Capreol Township from "RU", Rural to "R1.D18", Single Residential be approved subject to the following:

1. That prior to the passing of an amending by-law the owners shall provide a registered survey plan describing the property to be rezoned.

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

**CARRIED**

**APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND REZONING TO PERMIT PROFESSIONAL OFFICES TO OCCUPY 100% OF THE BUILDING ON SITE, IN ADDITION TO THE USES ALREADY PERMITTED UNDER THE "M1-47" ZONING, 205 DOUGLAS STREET, SUDBURY - SUDBURY REGIONAL CREDIT UNION LTD.**

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

**PUBLIC HEARINGS (cont'd)**

**APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND REZONING TO PERMIT PROFESSIONAL OFFICES TO OCCUPY 100% OF THE BUILDING ON SITE, IN ADDITION TO THE USES ALREADY PERMITTED UNDER THE "M1-47" ZONING, 205 DOUGLAS STREET, SUDBURY - SUDBURY REGIONAL CREDIT UNION LTD. (cont'd)**

Report dated May 21<sup>st</sup>, 2004, was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding Official Plan Amendment and rezoning applications to permit professional offices to occupy 100% of the building on site, in addition to the uses already permitted under the "M1-47" zoning, 205 Douglas Street, Sudbury - Sudbury Regional Credit Union Ltd.

The solicitor for the applicant, M.D. Sinclair, Q.C., and Dr. Scott Barr, the proposed purchaser and occupant of the property, were present.

The Manager of Development Services outlined the application to the Committee.

Mr. Sinclair indicated that the building has a main floor off Douglas Street and a basement off Cross Street and both floors will be utilized by the proposed purchaser. He agrees with the staff recommendations. He advised that the building has been vacant for a while and for sale for approximately 2-3 years. This new venture is an opportunity to enhance the area.

Councillor Caldarelli, Ward Councillor, pointed out that at certain times of the day there is a lot of traffic on Douglas Street and it is not a location that could be easily accessed which would not make it a good fit for certain businesses. She indicated that a medical use would probably be a really good fit for the building .

\_\_\_\_\_ 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 recommendations were presented:

**Recommendation #2004-123:**

Bradley-Caldarelli: That the application by Sudbury Regional Credit Union Ltd. to amend the City of Sudbury Secondary Plan by deleting Official Plan Amendment #218 and by changing the land use designation of Parcel 51409 SES, Lots 101, 102 & 103, Plan M-95, Lot 6, Concession 3, McKim Township from "Light Industrial/Service Commercial District" to "Linear Mixed Use District" be approved.

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

**CARRIED**

**PUBLIC HEARINGS (cont'd)**

**APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND REZONING TO PERMIT PROFESSIONAL OFFICES TO OCCUPY 100% OF THE BUILDING ON SITE, IN ADDITION TO THE USES ALREADY PERMITTED UNDER THE "M1-47" ZONING, 205 DOUGLAS STREET, SUDBURY - SUDBURY REGIONAL CREDIT UNION LTD. (cont'd)**

**Recommendation #2004-124:**

Caldarelli-Bradley: That the application by Sudbury Regional Credit Union Ltd. to amend By-law 95-500Z being the Zoning By-law for the former City of Sudbury by changing the zoning classification of Parcel 51409 SES, being Lots 101, 102 & 103, Plan M-95, in Lot 6, Concession 3, McKim Township from "M1-47", Mixed Light Industrial/Service Commercial Special to a revised "M1-Special", Mixed Light Industrial/Service Commercial Special be approved subject to the following:

- a) That the amending by-law shall specify permitted uses as being either any use permitted under the M1-47 zoning or professional offices including medical offices and related accessory uses.
- b) That a minimum of 22 parking spaces shall be required for professional and/or medical office uses.

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

**CARRIED**

**APPLICATION FOR OFFICIAL PLAN AMENDMENT TO PERMIT THE CREATION OF ONE RESIDENTIAL LOT BEING A MINIMUM OF ONE (1) ACRE IN SIZE, 2962 VERN DRIVE, BLEZARD - COLLEEN FROST**

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

Report dated May 25<sup>th</sup>, 2004, was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding an Official Plan Amendment application to permit the creation of one residential lot being a minimum of one (1) acre in size, 2962 Vern Drive, Blezard - Colleen Frost.

Letter dated May 21, 2004, from the Ministry of Municipal Affairs and Housing in opposition to the above application was distributed to Committee members at the meeting.

The applicant, Colleen Frost, 2962 Vern Drive, Blezard, and Richard Beaudry, speaking on behalf of Ms. Frost, were present.

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

### **APPLICATION FOR OFFICIAL PLAN AMENDMENT TO PERMIT THE CREATION OF ONE RESIDENTIAL LOT BEING A MINIMUM OF ONE (1) ACRE IN SIZE, 2962 VERN DRIVE, BLEZARD - COLLEEN FROST (cont'd)**

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The Manager of Development Services outlined the application to the Committee. He indicated that the provisions of the Official Plan permit only one severance to the registered owner as of the adoption date of the Official Plan in 1978. In this case, the owner purchased the property in 2002 and would not qualify for a land severance.

He also advised that the Ministry of Municipal Affairs and Housing in their commenting letter have advised that as the decision maker on exempted Official Plan amendments the City must have regard to Provincial interests as outlined in the Planning Act and the Provincial Policy Statement. As well, the Official Plan contains policies that discourage development outside of the settlement area particularly in the agricultural reserve. The City is in the process of Official Plan review and one of the background studies being undertaken is the Agricultural and Rural Study. This study will provide for an overall review of land use and economic issues and implications of continued scattered rural residential development. The Planning Department share the views of the Ministry and therefore does not support this application.

Councillor Dupuis, Ward Councillor, referred to the Ministry of Municipal Affairs and Housing letter and asked if Ministry staff visit the sites.

The Manager of Development Services replied that the Ministry does have a Planner that visits most of the sites.

Mr. Beaudry advised that prior to purchasing this property, Miss Frost, a horse lover, dreamed of owning a farm. For 10 years she travelled from the Donovan area to Valley East to take care of her horses. In 2002, she purchased the farm to raise and board horses which she continues to do. She realized after she purchased the property that the topsoil had been stripped and she would have to buy feed. The current residence on the property occupies 3,000 square feet and Miss Frost did not anticipate the high costs of hydro and heat. She finds it difficult to make ends meet because she can't grow anything on the land, she has to purchase feed and because of the high costs of hydro and heat for her current home. She hopes to sever 1 acre of land and build a smaller 1,000 square foot house for herself. She acknowledges the proposed one acre lot will not be used for agricultural purposes but it will allow for the successful agricultural operation to continue. He indicated if the property is sold, it cannot be used for an agricultural type operation because the topsoil has been stripped. He asked the Committee to approve the application since the applicant will not only be able to maintain her business but provide a valuable service to clients who own horses. He indicated that the property is kept very clean and the boarders have never complained.

**PUBLIC HEARINGS (cont'd)**

**APPLICATION FOR OFFICIAL PLAN AMENDMENT TO PERMIT THE CREATION OF ONE RESIDENTIAL LOT BEING A MINIMUM OF ONE (1) ACRE IN SIZE, 2962 VERN DRIVE, BLEZARD - COLLEEN FROST (cont'd)**

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Councillor Dupuis, Ward Councillor, advised that the property was previously used as a sod farm. A sod farm takes one to one and one half inches of topsoil every time the sod is harvested. He has concerns when it comes to the comments from the Ministry of Municipal Affairs and Housing. He indicated there seems to be a different set of rules for the North. The Province does not seem to care about agriculture in the South when you see what they are doing with some very fertile land in Southern Ontario. The Ministry does not see what the soil is like at this location. Potato growers in Northern Ontario pick up every piece of land they can to grow potatoes but can't do it on this property because there is no topsoil. What Ms. Frost is trying to do is not earn a living on the property, only fulfill her passion for horses. He said that he visited the site and noted that the applicant takes excellent care of her horses. He spoke with the neighbours who are very supportive of getting rid of the old building at the front of the property. He encouraged his colleagues to vote against the recommendation as presented.

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 #2004-125:**

Reynolds-Bradley: That the application by Colleen Frost to amend the Official Plan for the Sudbury Planning Area by introducing a site specific exemption to the "Agricultural Reserve" policies that apply to Parcel 16824 S.E.S. being in Lot 12, Concession 1, Township of Hanmer, City of Greater Sudbury to permit the creation of a one acre residential lot be denied.

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

**DEFEATED**

The following alternate recommendation was presented:

**Recommendation #2004-126:**

Dupuis-Caldarelli: That the application by Colleen Frost to amend the Official Plan for the Sudbury Planning Area by introducing a site specific exemption to the "Agricultural Reserve" policies that apply to Parcel 16824 S.E.S. being in Lot 12, Concession 1, Township of Hanmer, City of Greater Sudbury, to permit the creation of a one acre residential lot be approved.

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

**CARRIED**

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

Reconvene At 8:50 p.m., the Planning Committee reconvened.

**APPLICATION FOR REZONING TO PERMIT THE “PORTABLE LIVING UNIT FOR SENIORS” (P.L.U.S.) DWELLING UNIT TO BE MAINTAINED AS A PERMANENT SECOND DWELLING ON THE SUBJECT LANDS, 4514 CARL STREET, HANMER - DOUGLAS & PATRICIA MOORE**

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

Report dated May 25<sup>th</sup>, 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 “Portable Living Unit for Seniors” (P.L.U.S.) dwelling unit to be maintained as a permanent second dwelling on the subject lands, 4514 Carl Street, Hanmer - Douglas & Patricia Moore.

The applicants, Douglas and Patricia Moore, 4514 Carl Street, Hanmer, were present.

The Manager of Development Services outlined the application to the Committee. He pointed out that in 1985, the Province of Ontario P.L.U.S. demonstration home was located on the site. There were 4 such homes in the Sudbury area. This unit was occupied by a parent until the late 1990's. In 2000, the Moores purchased the unit from the Province but the use of the portable dwelling as a garden suite had been discontinued and it was only to be used as a ‘storage structure’. The Moores want to use this unit as a permanent second dwelling. He indicated that the application clearly conflicts with the intent of the Secondary Plan since it does not comply with the description of City Council’s intent of “Garden Suites”. These units are not intended to be permanent nor a way of permanently allowing two detached units in areas zoned for single detached dwellings. Granny flats or garden suites evolved as a form of accommodation for elderly parents who wished to maintain independent living while being in proximity to family members. In June of 2000, before the Moores purchased the unit, they were advised by Planning Staff that the unit would have to be converted to another land use. If the unit had not been purchased by the Moores, the Province would have removed it from the property. Planning Services cannot support 2 separate dwellings on one property in a single family zone.

Councillor Dupuis, Ward Councillor, questioned staff if this application could be construed as a granny flat application to the Planning Committee.

The Manager of Development Services advised that if the unit was for a parent of the property owner then it would be considered a granny flat application but that the applicants wish to rent it to someone else. They did not make an application to permit a granny flat and that is not what the notice which was advertised and mailed to the area residents indicated. A temporary use for a granny flat would require new notices.

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

### **APPLICATION FOR REZONING TO PERMIT THE "PORTABLE LIVING UNIT FOR SENIORS" (P.L.U.S.) DWELLING UNIT TO BE MAINTAINED AS A PERMANENT SECOND DWELLING ON THE SUBJECT LANDS, 4514 CARL STREET, HANMER - DOUGLAS & PATRICIA MOORE (cont'd)**

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A copy of Mrs. Moore's presentation was distributed to Members of the Committee at the meeting. She indicated that they are present tonight because they received notification from the Planning Department that their temporary rezoning for R1 Special to permit a granny flat would lapse on May 10<sup>th</sup>, 2004. This was one of four properties which were part of the Provinces Portable Living Unit for Senior's Program which had been set up to provide affordable housing for seniors in need of a residence close to their family. They purchased the property in 2000 from the Province. The government evaluation of the building at that time was \$45,000.00 and has since appreciated. The sale agreement with the Province says the unit cannot be moved. Her 97 year old mother lived in the unit for 15 years. The plan is for their daughter and her family to take over the main house and either one of them will move into the flat when the appropriate time arrives. The Planning Department stated that most neighbouring properties are single detached dwellings, however there are two Community Living Group Homes, a school, Golden Age Club and many apartment buildings in the area. There has never been any objections from the neighbours in the 19 years that the granny flat has been in place and some never even knew it was there. The granny flat is only 500 square feet in size and the reason they have not moved into it is because it is a single unit for one person and would be too small for two people. She indicated the problem is the building is deteriorating and will need a lot of repairs and is expensive for them to keep it as a shed at it needs to be heated. They would like to rent it out. They did rent it to a senior who was not related to them. The unit has been empty since the middle of April. The income received would pay for the heat, hydro and upkeep of the building.

Councillor Dupuis advised he visited the granny flat and it is a beautiful little bachelor apartment. It is difficult to see the building when you drive by. He hasn't received any calls in opposition to the application. He thinks the Committee would not be breaking the rules if this application is approved but only bending them to show compassion to someone who wants to maintain their independence and make sure there is someone to look after them. Sometime in the future, their daughter will take over the main house and one of them will move into the granny flat. This application will not increase traffic and will not be detrimental to the neighbourhood. The Moores have spoken with the neighbours and the neighbourhood will not deteriorate because of this application. He said that should the application be denied, the \$1,000.00 fee that the applicants have already paid should be considered if they reapply for a granny flat in the future. He knows that this will be precedent setting but we must look at each case individually.

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.**

**PUBLIC HEARINGS (cont'd)**

**APPLICATION FOR REZONING TO PERMIT THE "PORTABLE LIVING UNIT FOR SENIORS" (P.L.U.S.) DWELLING UNIT TO BE MAINTAINED AS A PERMANENT SECOND DWELLING ON THE SUBJECT LANDS, 4514 CARL STREET, HANMER - DOUGLAS & PATRICIA MOORE (cont'd)**

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\_\_\_\_\_ The following recommendation was presented:

**Recommendation #2004-127:**

Bradley-Reynolds: That the application by Douglas & Patricia Moore to amend By-law 83-300 being the Comprehensive Zoning By-law for the (former) City of Valley East from "R1.D18", Single Residential to "R2.D14-Special", Special Double Residential with respect to those lands described as Parcel 28482 S.E.S. being Lot 14, Plan M-638 in Lot 12, Concession 3, Township of Capreol be denied.

\_\_\_\_\_ CONCURRING MEMBERS: Councillors Bradley, Reynolds, Thompson

\_\_\_\_\_ NON-CONCURRING MEMBERS: Councillors Caldarelli, Dupuis

**CARRIED**

\_\_\_\_\_ The following additional recommendation was presented:

Dupuis-Caldarelli: That fees for a subsequent application by Douglas and Patricia Moore for a temporary use by-law for a granny flat for a ten-year period be waived.

\_\_\_\_\_ The following amendment to the above recommendation was presented.

**Recommendation #2004-128:**

Reynolds-Bradley: That the following words be added to the end of the preceding motion:

"with the exception of the public notice fees."

CONCURRING MEMBERS: Councillors Bradley, Reynolds, Thompson

NON-CONCURRING MEMBERS: Councillors Caldarelli, Dupuis

**CARRIED**

\_\_\_\_\_ The recommendation as amended was then presented:

**Recommendation #2004-129:**

Dupuis-Caldarelli: That fees for a subsequent application by Douglas and Patricia Moore for a temporary use by-law for a granny flat for a ten-year period be waived  
\_\_\_\_\_ with the exception of the public notice fees.

CONCURRING MEMBERS: Councillors Bradley, Caldarelli, Reynolds, Thompson

NON-CONCURRING MEMBERS: Councillor Dupuis

**CARRIED**

**PART I - CONSENT AGENDA**

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

**Recommendation #2004-130:**

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

**CARRIED**

**ROUTINE MANAGEMENT REPORTS**

Item C-1 \_\_\_\_\_ Report dated May 14<sup>th</sup>, 2004, was received from the General Manager, Subdivision Referral Economic Development and Planning Services regarding Subdivision Request for Consent Referral Request for Consent Applications B58/2004 & B59/2004, Applications Lammi's Road, Sudbury - S., E. & E. Heikkila. B58/2004 & B59/2004

Lammi's Road, **Recommendation #2004-131:**  
Sudbury - S., E. & E. \_\_\_\_\_

Heikkila \_\_\_\_\_ Caldarelli-Dupuis: That Consent Applications B58/2004 and B59/2004 with respect to Parcel 5134 S.E.S. in Lot 11, Concession 4, Broder Township be permitted to proceed by way of the consent process.

**CARRIED**

**OTHER BUSINESS**

Press Release \_\_\_\_\_ The Committee agreed that a press release or communication be issued Properties Sold in the Valley East and Walden Industrial Parks because of improved real estate sales in Greater Sudbury. Industrial Parks \_\_\_\_\_

Adjournment **Recommendation #2004-132:**

Dupuis-Caldarelli: That we do now adjourn.  
Time: 9:55 p.m.

**CARRIED**

\_\_\_\_\_  
DEPUTY CITY CLERK

\_\_\_\_\_  
COUNCILLOR RUSS THOMPSON PRESIDING