

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

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**Council Chamber  
Tom Davies Square**

**Tuesday, October 5<sup>th</sup>, 2004  
Commencement: 5:40 p.m.  
Adjournment: 8:55 p.m.**

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**COUNCILLOR RUSS THOMPSON PRESIDING**

Present Councillors Bradley, Caldarelli, Dupuis, Reynolds

Councillor Berthiaume

Staff B. Lautenbach, Director of Planning Services; A. Potvin, Manager of Development Services; G. Clausen, Director of Engineering Services; D. Nadorozny, General Manager of Economic Development and Planning Services; A. Haché, Deputy City Clerk; F. Bortolussi, Planning Committee Secretary; M. Burtch, Licensing & Assessment Clerk

News Media Sudbury Star; MCTV

Declarations of  
Pecuniary Interest None declared

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**PUBLIC HEARINGS**

**APPLICATION FOR REZONING TO PERMIT THE ENLARGEMENT OF AN  
EXISTING LOT AND THE CREATION OF ONE NEW LOT, 1366 & 1380 KEAST  
DRIVE, SUDBURY - HENRY & AMY CROCCO**

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

Report dated September 24<sup>th</sup>, 2004, was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding an application for rezoning to permit the enlargement of an existing lot and the creation of one new lot, 1366 & 1380 Keast Drive, Sudbury - Henry & Amy Crocco.

Henry Crocco, 1380 Keast Drive, Sudbury, one of the applicants, was present.

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

**APPLICATION FOR REZONING TO PERMIT THE ENLARGEMENT OF AN EXISTING LOT AND THE CREATION OF ONE NEW LOT, 1366 & 1380 KEAST DRIVE, SUDBURY - HENRY & AMY CROCCO (Cont'd)**

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Henry Crocco stated he was satisfied with the recommendation.

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 #2004-229:**

Caldarelli-Dupuis: THAT the application by Henry and Amy Crocco to amend By-law 95-500Z being the Zoning By-law for the former City of Sudbury by changing the zoning classification of Parcel 50423 SES and Part of Parcel 23065 "A" SES in Lot 1, Concession 2, McKim Township from "FD", Future Development to "R1.D2.5", Single Residential be approved subject to the following:

- a) that the applicants provide the Development Services Section with a registered survey plan outlining the parts of Parcel 23065 "A" being rezoned in order to enable the preparation of an amending by-law.

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

**CARRIED**

**APPLICATION FOR REZONING TO MAINTAIN A SECOND DWELLING UNIT AS A TEMPORARY USE, 75 ARLINGTON DRIVE, DOWLING - YVAN GUINARD**

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

Report dated September 27<sup>th</sup>, 2004, was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding an application for rezoning to maintain a second dwelling unit as a temporary use, 75 Arlington Drive, Dowling - Yvan Guinard.

Yvan Guinard, 75 Arlington Drive, Dowling, the applicant, was present.

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

**APPLICATION FOR REZONING TO MAINTAIN A SECOND DWELLING UNIT AS A TEMPORARY USE, 75 ARLINGTON DRIVE, DOWLING - YVAN GUINARD (Cont'd)**

Yvan Guinard stated he did not raise the elevation of the secondary dwelling unit above the regulatory flood line because he would have no windows in the kitchen and bathroom of the main dwelling unit. He further stated that the footings on the secondary dwelling unit are the same level as the main unit providing a 3-foot crawl space for the secondary unit. He indicated he had flood proofed the door but the flood proofing had to be removed as required by Building Services. He has lived in the area for over 50 years and has never had water in his basement. His elderly mother resides in the secondary unit and this is the third time they have applied for the temporary use.

Councillor Bradley, Ward Councillor, asked the cost of this application and was advised that the total application fee was \$897.00 being \$260.00 for the public notice and advertising costs and \$637.00 for the rezoning application fee.

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 recommendations were presented:

**Recommendation #2004-230:**

Bradley-Dupuis: THAT the application by Yvan Guinard, the owner of Parcel 20023 S.W.S. being Lot 25, Plan M-587 in Lot 3, Concession 4, Township of Dowling, City of Greater Sudbury, to permit a second dwelling unit on the subject property for a maximum temporary period of three years, pursuant to Section 39 of The Planning Act be approved.

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

**CARRIED**

**Recommendation #2004-231:**

Bradley-Dupuis: THAT the City of Greater Sudbury refund \$637.00 of the application fee to the applicant.

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

**CARRIED**

**APPLICATION FOR REZONING IN ORDER TO PERMIT THE CONVERSION OF A FORMER NON-PROFIT ADMINISTRATIVE OFFICE (YWCA) TO A “BUSINESS OFFICE”, 348 - 350 ELM STREET, SUDBURY - KIMBERLEY DUQUETTE, LEO DUQUETTE, DANIEL PHILIPOW & JO-ANNE PHILIPOW**

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

Report dated September 28<sup>th</sup>, 2004, was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding an application for rezoning in order to permit the conversion of a former non-profit administrative office (YWCA) to a “business office”, 348 - 350 Elm Street, Sudbury - Kimberley Duquette, Leo Duquette, Daniel Philipow & Jo-Anne Philipow

Jo-Anne Philipow, 1763 Madison Avenue, Sudbury, and Leo Duquette, 1457 Agincourt Avenue, Sudbury, two of the applicants, were present.

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

Jo-Ann Philipow stated that the shed on the property has now been removed. She further stated that they are in contact with the owner of the lands at the rear of the subject property with a view to possibly leasing or purchasing for additional parking. They are presently leasing the property for parking during their renovations. She further stated that the previous owners had 14 staff and they will only have 3 as most of their business is done through the internet or by telephone.

Ms. Philipow also indicated that the renovations they are making to the building and landscaping will be an improvement to the neighbourhood. When asked if the building was of historical value, she stated that she did not know as they could not find any records as to when the building was erected. Also, she stated that the changes are to up-grade; maintaining not changing the look of the building.

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:

**APPLICATION FOR REZONING IN ORDER TO PERMIT THE CONVERSION OF A FORMER NON-PROFIT ADMINISTRATIVE OFFICE (YWCA) TO A "BUSINESS OFFICE", 348 - 350 ELM STREET, SUDBURY - KIMBERLEY DUQUETTE, LEO DUQUETTE, DANIEL PHILIPOW & JO-ANNE PHILIPOW (Cont'd)**

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**Recommendation #2004-232:**

Dupuis-Caldarelli: THAT the application by Kimberly Duquette, Leo Duquette, Daniel Philipow, Jo-Ann Philipow to amend By-law 95-500Z being the Comprehensive Zoning By-law for the (former) City of Sudbury from "R6", Established Residential to "R6-Special", Special Established Residential with respect to those lands described as Parcel 149 S.E.S. being PIN 02134-0303, being Part of Lot 6, Plan M-26 in Lot 7, Concession 4, Township of McKim be recommended for approval subject to the following conditions:

1. The following uses shall be permitted in the "R6-Special" zone, *either*;  
all the uses permitted in the "R6", Established Residential zone or,  
a "business office" not exceeding a net floor area of 230m<sup>2</sup>. A "business office" shall not be permitted in conjunction with any other "R6" use.
2. Four parking spaces shall be provided when the existing building is occupied by a business office.
3. Prior to the passage of an amending zoning by-law a Site Plan Control Agreement with the City of Greater Sudbury respecting the subject lands shall be established to the satisfaction of the Director of Planning Services.
4. That zoning by-law variances required as the result of the Site Plan Control agreement process be recognized in the amending zoning by-law.
5. The amending zoning by-law specify that not more than 1 unlit business identification wall *or* projecting sign, not exceeding 1m<sup>2</sup> in sign area, accessory to a permitted main non-residential use shall be permitted.

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

**CARRIED**

**APPLICATION FOR REZONING TO PERMIT THE DEVELOPMENT OF A CLUBHOUSE IN CONNECTION WITH A PROPOSED GOLF COURSE, MARTIN ROAD AT DOMINION DRIVE, HANMER - PETER CHURAN**

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

**APPLICATION FOR REZONING TO PERMIT THE DEVELOPMENT OF A CLUBHOUSE IN CONNECTION WITH A PROPOSED GOLF COURSE, MARTIN ROAD AT DOMINION DRIVE, HANMER - PETER CHURAN (Cont'd)**

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Report dated September 23<sup>rd</sup>, 2004, was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding an application for rezoning to permit the development of a clubhouse in connection with a proposed golf course, Martin Road at Dominion Drive, Hanmer - Peter Churan.

Peter Churan, 3179 Highway 69 North, Val Caron, the applicant, was present.

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

Peter Churan advised that he did meet with the area residents. The area residents feel the proposal will improve the neighbourhood, increase property values and create employment. He indicated the land is not prime agricultural land; it is very wet. It is too wet to grow potatoes however, it might be suitable for growing grass crops. He pointed out that the property requires a considerable amount of drainage work and he has already done fair amount.

Councillor Ron Dupuis, Ward Councillor, indicated that drainage issues are one of the biggest concerns and he would like to ensure they are addressed. There is a tremendous amount of water in the area that has no where to go.

The Director of Engineering Services advised that an engineering report is required dealing with municipal drains that traverse property as well as stormwater run off. This report is being requested to ensure there are no problems downstream from the property.

Councillor Ron Dupuis, Ward Councillor, indicated that he has received telephone calls from residents of Dominion Drive who are concerned with increased traffic in front of their homes. He further indicated that the area residents are aware that a golf course is currently permitted on the subject property, but any building or structure would require rezoning.

The Manager of Development Services advised that it is anticipated that 50 vehicle trips will be generated during peak hours.

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.**

**APPLICATION FOR REZONING TO PERMIT THE DEVELOPMENT OF A CLUBHOUSE IN CONNECTION WITH A PROPOSED GOLF COURSE, MARTIN ROAD AT DOMINION DRIVE, HANMER - PETER CHURAN (Cont'd)**

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The following recommendation was presented:

**Recommendation #2004-233:**

Dupuis-Caldarelli: THAT the application by Peter Churan to amend By-law 83-300 being the Zoning By-law for the former Town of Valley East by changing the zoning classification of Parcel 37982 SES, being Part of Part 1, Plan 53R-4813 in Lot 10, Concession 1, Hanmer Township from "A", Agricultural Reserve to "A-Special", Agricultural Reserve Special be approved subject to the following:

- a) That a golf course and related accessory uses be permitted in addition to normal agricultural uses;
- b) That prior to the passing of an amending by-law the applicant shall engage the services of a professional engineer and prepare a hydrogeological study indicating that the site can provide a potable water supply for the clubhouse to the satisfaction of the General Manager of Public Works and indicating that the site can accommodate private sewage disposal facilities to the satisfaction of the Sudbury and District Health Unit.
- c) That the amending by-law define the subject property as an area of site plan control pursuant to Section 41 of the Planning Act.
- d) That prior to the issuance of a building permit the applicant shall be required to enter into a Site Plan Control Agreement to deal with such matters as building location, entrance design, parking layout and treatment, drainage and stormwater management, the provision of a street light on Martin Road at the entrance, and waste disposal.

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

**NON-CONCURRING MEMBERS: Councillors Bradley, Caldarelli**

**CARRIED**

Recess At 7:10 p.m., the Planning Committee recessed.

Reconvene At 7:17 p.m., the Planning Committee reconvened.

**APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND REZONING TO PERMIT THE DEVELOPMENT OF SINGLE RESIDENTIAL AND MULTIPLE RESIDENTIAL DWELLINGS, ST. AGNES STREET AND BRABANT STREET, AZILDA - 1232259 ONTARIO LIMITED (OWNER: MICHAEL R. CASTONGUAY)**

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

Report dated September 27<sup>th</sup>, 2004, was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding applications for Official Plan Amendment and rezoning to permit the development of single residential and multiple residential dwellings, St. Agnes Street and Brabant Street, Azilda - 1232259 Ontario Limited (Owner: Michael R. Castonguay).

Letter dated October 4<sup>th</sup>, 2004 from Clarence Rousselle, 55 Paul Street, Azilda and Robert Rousselle, 65 Paul Street, Azilda, was circulated to Committee Members at the meeting.

Michel Robert Castonguay, 650 Lakepoint Court, Sudbury, the applicant, was present.

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

Michel Castonguay stated that he has been working on this proposal for several years. He further stated he will be constructing a 51-unit seniors residence which entails a total of eight buildings over an area of seven acres which is why he calls it a village. He pointed out that he is not applying for the subdivision component this evening. He indicated there are minor issues regarding the flood plain and he is having discussions with City staff and Nickel District Conservation Authority in this regard. He feels this project will have a strong emphasis on community involvement. He has contacted local community colleges with a view to apprenticeship programs for youth and he also expects other community partners as the project develops. He indicated that he, for the most part, has had positive feedback.

Jason Spadafore, 283 St. Agnes Street, Azilda, resides on the property which will abut the entrance to the subject lands. He stated that, if there was a public meeting, he would have attended but he did not hear of any meeting nor did his neighbours. He further stated that, when he purchased his property, he understood he would be in a residential area and not have a road beside his house. The proposed road would make his property a corner lot with higher taxes, lower value and no privacy. It will also affect the safety of the neighbourhood. He is in a low lying area and if, fill were placed on the subject lands, he would have water problems.



**APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND REZONING TO PERMIT THE DEVELOPMENT OF SINGLE RESIDENTIAL AND MULTIPLE RESIDENTIAL DWELLINGS, ST. AGNES STREET AND BRABANT STREET, AZILDA - 1232259 ONTARIO LIMITED (OWNER: MICHAEL R. CASTONGUAY) (Cont'd)**

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Louise Desjardins, 284 St. Agnes Street, Azilda, resides in front of the proposed road. She feels with this road she will have to deal with street lights, car lights and vehicles entering and existing the road all night. She stated that there is much traffic on the street. She pointed out that two years ago there was a petition regarding speeding on St. Agnes Street. There are many children in the area and they play on the subject lands. She also stated that she would have appreciated being told of the project. She spoke with area residents and no one was aware of any meeting. She is not against the seniors residence, only the road in front of her house.

Councillor Bradley, Ward Councillor, stated he suggested to Mr. Castonguay that he hold a public meeting with the area residents. He attended the public meeting at the Lionel Lalonde Centre and no one was present. He also stated that he has never received complaints about the traffic on St. Agnes Street and that traffic was heavy only when there were events at the lake which events are now barred. He indicated there is great need for a seniors residence in the area.

Mr. Castonguay stated that, although the property is 44 acres, access is very limited and he has reviewed this matter extensively. If he were to move the road, it would split the village which would not be practical. He also stated that he contacted the area residents directly or by telephone to advise them of the meeting.

Councillor Berthiaume, Ward Councillor, stated he has not received any telephone calls of complaint or objection to this project and the first time he hears any is this evening. He further stated that the area is in great need of a seniors residence. He also advised he was impressed with the project. Also, he spoke with Mr. Castonguay and advised him to hold a public meeting with the area residents. He indicated he fully supports this project and asked for approval from the Planning Committee.

Councillor Bradley asked if anything could be done about the location of the street.

The Manager of Development Services stated that the road will be a driveway until the subdivision proceeds. He indicated that issues like this can be revisited with during the site plan process as any approval given tonight does not finalize the plans.

Councillor Bradley asked staff to review the site plan to see if something could be done suitable to everyone.

**APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND REZONING TO PERMIT THE DEVELOPMENT OF SINGLE RESIDENTIAL AND MULTIPLE RESIDENTIAL DWELLINGS, ST. AGNES STREET AND BRABANT STREET, AZILDA - 1232259 ONTARIO LIMITED (OWNER: MICHAEL R. CASTONGUAY) (Cont'd)**

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\_\_\_\_\_ 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 #2004-234:**

\_\_\_\_\_ Bradley-Dupuis: THAT the application by 1232259 Ontario Limited (Owner: Michel R. Castonguay) to amend the Rayside-Balfour Secondary Plan, by changing the land use from "Low Density Residential" and "Neighbourhood and Community Parks and Trail System" to "Medium Density Residential" with respect to those lands described as being Part of PIN 73347-0896 and Part of PIN 73347-0891 being Parts 1 to 4 inclusive, Plan 53R-17545 in Lot 6, Concession 1, Township of Rayside be recommended for approval subject to the following conditions:

1. That prior to passage of the above noted Secondary Plan Amendment the owner shall provide a report and preliminary infrastructure design, from a consulting civil engineer with a valid certificate of authorization, which demonstrates the feasibility of the proposed development with regard to sanitary sewer and watermain service, stormwater management and lot grading for the subject site and for the concept plan area to the satisfaction of the General Manager of Public Works.

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

**CARRIED**

**Recommendation #2004-235:**

Bradley-Dupuis: That the application by 1232259 Ontario Limited (Owner: Michel R. Castonguay) to amend By-law 83-302 being the Comprehensive Zoning By-law for the (former) Town of Rayside-Balfour from "RU", Rural to "R1", Single Residential and "R3-Special", Special Medium Density Residential, as the case may be, with respect to those lands described as being Part of PIN 73347-0896 and Part of PIN 73347-0891 being Parts 1 to 4 inclusive, Plan 53R-17545 in Lot 6, Concession 1, Township of Rayside be recommended for approval subject to the following conditions:

**APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND REZONING TO PERMIT THE DEVELOPMENT OF SINGLE RESIDENTIAL AND MULTIPLE RESIDENTIAL DWELLINGS, ST. AGNES STREET AND BRABANT STREET, AZILDA - 1232259 ONTARIO LIMITED (OWNER: MICHAEL R. CASTONGUAY) (Cont'd)**

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**Recommendation #2004-235 (cont'd):**

1. The lands described as being Parts 1, 2 and 4, Plan 53R-17545 shall be zoned "R3-D12.3-Special", Special Medium Density Residential.
2. That in addition to the uses permitted in an "R3", Medium Density Residential zone a residential building containing a maximum of 20 guest rooms designed for seniors or residents thereof who require nursing and/or homecare, as well as common kitchen and eating facilities shall be permitted.
3. The amending zoning by-law create a minimum parking requirement of one (1) parking space per four (4) guest rooms.
4. Only one single residential lot comprising those lands described as being Part 3, Plan 53R-17545 shall be permitted, and accordingly zoned "R1.D4.9", Single Residential.

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

**CARRIED**

**PART I - CONSENT AGENDA**

The following recommendation was presented to adopt Items C-1 to C-2 contained in Part 1 of the Consent Agenda:

**Recommendation #2004-236:**

Caldarelli-Dupuis: THAT Items C-1 to C-2 contained in Part 1, Consent Agenda, be adopted.

**CARRIED**

## ROUTINE MANAGEMENT REPORTS

Item C-1  
Surplus School  
Properties, Ecole  
Monseigneur Cote  
& Ecole Jacques  
Cartier, Chelmsford

Report dated September 24<sup>th</sup>, 2004, was received from the General Manager of Corporate Services regarding Surplus School Board Properties, 96 Gaudette Street - Ecole Monseigneur Cote, Chelmsford & 14 Ontario Street - Ecole Jacques Cartier, Chelmsford.

### Recommendation #2004-237:

Bradley-Dupuis: THAT Le Conseil Scolaire Catholique du Nouvel-Ontario be advised that the City of Greater Sudbury is not interested in acquiring the following properties:

1. 96 Gaudette Street - École Monseigneur Côté, Chelmsford; and
2. 14 Ontario Street - École Jacques Cartier, Chelmsford.

**CARRIED**

Item C-2  
Declaration of  
Surplus Lands  
Various Lots,  
Lofty Pine  
Subdivision,  
Capreol

Report dated September 24<sup>th</sup>, 2004, was received from the General Manager of Corporate Services regarding Declaration of Surplus Lands - Various Lots on Oak Street and Cedar Street, Capreol - Lofty Pine Subdivision.

### Recommendation #2004-238:

Bradley-Dupuis: THAT the properties owned by the City and legally described as Lots 9, 12, 13, 14, 15, 16, 17, 18, 20, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 36, 37, 38, 39, 40, 41, 42, 43, 48 and 50, Plan M-1211, be declared surplus and sold in accordance to the procedures governing the disposal of surplus property.

**CARRIED**

Adjournment

### Recommendation #2004-239:

Bradley-Dupuis: That we do now adjourn.  
Time: 8:55 p.m.

**CARRIED**

DEPUTY CITY CLERK

COUNCILLOR RUSS THOMPSON PRESIDING