

Minutes

City Council	2004-10-28
Planning Committee	2004-11-02
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THE TWENTIETH MEETING OF THE COUNCIL OF THE CITY OF GREATER SUDBURY

C-11
Tom Davies Square

Thursday, October 28, 2004
Commencement: 4:35 p.m.

DEPUTY MAYOR DUPUIS, IN THE CHAIR

Present

Councillors Berthiaume; Bradley; Caldarelli (A 4:40 pm); Craig; Gainer; Gasparini; Kett; Reynolds (A 5:00 pm); Rivest; Thompson (A 6:00 pm); Mayor Courtemanche

City Officials

M. Mieto, Chief Administrative Officer; D. Belisle, General Manager of Public Works; C. Hallsworth, General Manager of Citizen & Leisure Services; D. Nadorozny, General Manager of Economic Development & Planning Services; D. Wuksinic, General Manager of Corporate Services; R. Swiddle, City Solicitor/Director of Legal Services; C. Mahaffy, Manager of Financial Planning & Policy; B. Lautenbach, Director of Planning Services; G. Mazza, Director-Building Services/Chief Building Official; D. Braney, Property Negotiator/Appraiser ; D. Canniff, Risk Management/Insurance Officer; K. Khan, Business Analyst; S. Vrbanc, Assistant City Solicitor; G. Lamothe, Manager of Corporate Communications & French Language Services; T. Mowry, City Clerk; CJ Caporale, Council Secretary

Declarations of Pecuniary Interest

None declared.

"In Camera"

2004-549 Bradley-Berthiaume: That we move "In Camera" to deal with Personnel & Collective Bargaining Matters and Property and Litigation 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 6:55 p.m., Council recessed.

Reconvene

At 7:04 p.m., Council moved to the Council Chamber to continue the regular meeting.

Chair

HIS WORSHIP MAYOR DAVID COURTEMANCHE, IN THE CHAIR

Present

Councillors Berthiaume; Bradley; Caldarelli; Callaghan; Craig; Dupuis; Gainer; Gasparini (A 7:06 pm); Kett; Reynolds (A 7:06 pm); Rivest; Thompson

City Officials

M. Mieto, Chief Administrative Officer; D. Belisle, General Manager of Public Works; C. Hallsworth, General Manager of Citizen & Leisure Services; C. Matheson, General Manager of Health & Social Services; D. Nadorozny, General Manager of Economic Development & Planning Services; T. Beadman, Acting General Manager of Emergency Services; D. Wuksinic, General Manager of Corporate Services; J. Cunningham, Deputy Police Chief, Greater Sudbury Police Services; C. Mahaffy, Manager of Financial Planning & Policy; R. Swiddle, City Solicitor/Director of Legal Services; J. McKechnie, Executive Assistant to the Mayor; G. Lamothe, Manager of Corporate Communications & French Language Services; T. Mowry, City Clerk; CJ Caporale, Council Secretary

News Media

Sudbury Star; MCTV; Channel 10 News; Le Voyageur, Northern Life

Declarations of
Pecuniary Interest

None declared.

PRESENTATIONS/DELEGATIONS

Item 4
United Way/Centraide

Mr. Glenn Thibeault, Campaign Director, and Dr. Rayudu Koka, 2004 Campaign Chair, expressed their appreciation to City of Greater Sudbury employees for their contribution to the United Way and advised that \$1.3 million had been put back into the community through local programs.

Mr. Thibeault advised the Members of Council that the 4th Annual Mayor and Councillors' Luncheon and Auction will be held on November 24, 2004 at 11:30 am to 1:30 pm at the Ramada Inn, and urged all to attend.

Dr. Koka thanked Deputy Mayor Dupuis and Councillor Callaghan for their time and energy spent on the success of the 2004 Campaign. He then introduced a short media presentation to Council entitled "A Way With Words".

MATTERS ARISING FROM THE "IN CAMERA" SESSION

Rise and Report

Deputy Mayor Dupuis, as Chair of the Committee of the Whole, reported Council met to deal with Personnel & Collective Bargaining Matters, Property and Litigation Matters falling within Article 15.5 of the City of Greater Sudbury Procedural By-law 2002-202 and the Municipal Act, 2001, s.239(2)(f) and no resolutions emanated therefrom.

MATTERS ARISING FROM THE PRIORITIES COMMITTEE

Rise and Report

Councillor Kett, Chair of the Priorities Committee, reported that the Priorities Committee met on 2004-10-27. He requested that Priorities Recommendations 2004-72 (Early Learning & Child Care Plan) be severed from the minutes and voted on separately by way of a recorded vote.

Priorities Recommendation 2004-72 Early Learning & Child Care Plan

2004-550 Berthiaume-Bradley: WHEREAS the Ministry of Children and Youth Services (MCYS) has directed Municipalities to prepare three year child care service plans in order to access the recently announced funding for "Early Learning and Child Care";

AND WHEREAS the attached draft of the "Greater Sudbury Early Learning and Child Care Plan" (ELCC Plan) has been prepared with community consultation according to Ministry requirements;

AND WHEREAS the service management strategies proposed in the plan will result in an expanded licensed child care system, fairer wages for child care workers and an increase in the quality of child care provided, and will inject a total of over \$2.7 million over three (3) years into the Child Care System;

THEREFORE BE IT RESOLVED THAT the "Greater Sudbury Early Learning and Child Care Plan" be accepted and submitted to the Ministry of Children and Youth Services for consideration;

AND THAT Council approve the funding strategy for 2004 identified as OPTION #1 (The Municipal contribution of \$74,750 for 2004 to be made available as a one-time contribution from existing National Child Benefit Administration funds. Contributions for 2005 to be requested through the budget deliberation process.) in the September 20th, 2004 Report of the General Manager of Health and Social Services.

AND FURTHER THAT Council give due consideration to the required funding increase in the 2005 budget deliberations.

RECORDED VOTE:

YEAS

NAYS

Berthiaume
Bradley
Caldarelli
Callaghan
Craig
Dupuis
Gainer
Gasparini
Kett
Reynolds
Rivest
Thompson
Mayor Courtemanche

CARRIED

MATTERS ARISING FROM THE PLANNING COMMITTEE

Rise and Report

Councillor Thompson, Chair of the Planning Committee, reported that the Planning Committee met on 2004-10-19 and there were no items requiring Council approval.

PART I CONSENT AGENDA

Consent Agenda

The following resolution was presented to adopt the items contained in Part I, Consent Agenda:

2004-551 Berthiaume-Bradley: THAT Items C-1 to C-20 inclusive, contained in Part I, Consent Agenda, be adopted, with the exception of Priorities Committee Recommendation 2004-72 (Early Learning & Child Care Plan), as otherwise dealt with.

CARRIED

MINUTES

Item C-1
Report No. 19
City Council
2004-10-14

2004-552 Bradley-Berthiaume: THAT Report No. 19, City Council Minutes of 2004-10-14 be adopted.

CARRIED

Item C-2
Report No. 18
Planning Committee
2004-10-19

Councillor Gasparini asked the General Manager of Public Works a question regarding Planning Committee Item 5 (Plan of Subdivision - Mont Adam Street). She questioned whether or not the proposed roadway leading up to the proposed subdivision will meet all City standards. Mr. Belisle advised that this was addressed by the Committee and that no offsite improvements are to be made by the City. She suggested that bicycle paths be implemented.

2004-553 Berthiaume-Bradley: THAT Report No. 18, Planning Committee Minutes of 2004-10-19 be adopted.

CARRIED

Item C-3
Report No. 6
Ad Hoc Committee -
Council Auditor
2004-10-19

2004-554 Bradley-Berthiaume: THAT Report No. 6, Ad Hoc Committee - Council Auditor Minutes of 2004-10-19 be adopted.

CARRIED

Item C-4
Report No. 15
Priorities Committee
2004-10-27

2004-555 Berthiaume-Bradley: THAT Report No. 15, Priorities Committee Minutes of 2004-10-27 be adopted, with the exception of Priorities Committee Recommendation 2004-72 (Early Learning & Child Care Plan), as otherwise dealt with.

CARRIED

C.C. 2004-10-28 (20TH)

(4)

Item C-5
Hearing Committee
2004-10-27

2004-556 Bradley-Berthiaume: THAT the Report of the Hearing Committee Minutes of 2004-10-27 be adopted.

CARRIED

Item C-6
Report No. 14
Finance Committee
2004-10-25

2004-557 Berthiaume-Bradley: THAT Report No. 14, Finance Committee Minutes of 2004-10-25 be adopted.

CARRIED

Item C-7
Report No. 2
Court of Revision
2004-10-20

2004-558 Bradley-Berthiaume: THAT Report No. 2, Court of Revision Minutes of 2004-10-20 be received.

CARRIED

Item C-8
2005 Budget Public
Input & Information
Session - Ward 1
2004-10-18

2004-559 Berthiaume-Bradley: THAT the Report of the 2005 Budget Public Input and Information Session, Ward 1 Minutes of 2004-10-18 be received.

CARRIED

Item C-9
2005 Budget Public
Input & Information
Session - Ward 2
2004-10-18

2004-560 Bradley-Berthiaume: THAT the Report of the 2005 Budget Public Input and Information Session, Ward 2 Minutes of 2004-10-18 be received.

CARRIED

Item C-10
2005 Budget Public
Input & Information
Session - Ward 3
2004-10-18

2004-561 Berthiaume-Bradley: THAT the Report of the 2005 Budget Public Input and Information Session, Ward 3 Minutes of 2004-10-18 be received.

CARRIED

Item C-11
2005 Budget Public
Input & Information
Session - Ward 4
2004-10-18

2004-562 Bradley-Berthiaume: THAT the Report of the 2005 Budget Public Input and Information Session, Ward 4 Minutes of 2004-10-18 be received.

CARRIED

Item C-12
2005 Budget Public
Input & Information
Session - Ward 5
2004-10-18

2004-563 Berthiaume-Bradley: THAT the Report of the 2005 Budget Public Input and Information Session, Ward 5 Minutes of 2004-10-18 be received.

CARRIED

Item C-13
2005 Budget Public
Input & Information
Session - Ward 6
2004-10-18

2004-564 Bradley-Berthiaume: THAT the Report of the 2005 Budget Public Input and Information Session, Ward 6 Minutes of 2004-10-18 be received.

CARRIED

Item C-14
T.O.C.
2004-10-19

2004-565 Berthiaume-Bradley: THAT the Report of the Tender Opening Committee Minutes of 2004-10-19 be received.

CARRIED

Item C-15
Greater Sudbury
Police Services Board
2004-09-02

2004-566 Bradley-Berthiaume: THAT the Report of the Greater Sudbury Police Services Board Minutes of 2004-09-02 be received.

CARRIED

Item C-16
Report No. 6
Sudbury Metro Centre
2004-07-07

2004-567 Berthiaume-Bradley: THAT Report No. 6, Board of Directors of Sudbury Metro Centre Minutes of 2004-07-07 be received.

CARRIED

TENDERS

Item C-17
RFP - Specific
Services - Municipal
Tax Sale Process

Report dated 2004-10-22 from the General Manager of Corporate Services regarding RFP - For the Provision of Specific Services for the Municipal Tax Sale Process was received.

2004-568 Bradley-Berthiaume: THAT the Request for Proposal for a Contract for the provision of specific services for the municipal tax sale process be awarded to Desmarais, Keenan L.L.P. / Municipal Tax Recovery and BMA Management Consulting Inc. at the estimated annual cost of \$150,000 for a three (3) year term.

CARRIED

TELEPHONE POLLS

Item C-18
Telephone Poll - Noise
By-law Exemption -
Northern Ontario
School of Medicine

Report dated 2004-10-15 from the General Manager of Corporate Services regarding Telephone Poll: Noise By-law Exemption - Atlas Corporation - Northern Ontario School of Medicine - Laurentian University was received.

2004-569 Berthiaume-Bradley: THAT this Council has no objection to the granting of an exemption to Chapter 776 of the former City of Sudbury Municipal Code (Noise) to Atlas Corporation to carry out construction activity on the Northern Ontario School of Medicine at Laurentian University, Southbay Road, Sudbury during the following dates and times, Saturday, October 16, 2004 to Friday, December 31, 2004 at 7:00 a.m. to 9:00 p.m.;

AND FURTHER THAT approval of this exemption be subject to Atlas Corporation providing public notice of this construction activity.

CARRIED

Item C-19
Telephone Poll - RFP
Contract CA004-05 -
Council Auditor

Report dated 2004-10-21 from the General Manager of Corporate Services regarding Telephone/Email Poll: Ad Hoc Committee - Council Auditor - RFP - Contract CA004-05 was received.

2004-570 Bradley-Berthiaume: THAT Contract CA004-05, Request for Proposal for a Council Auditor be awarded to BMA Management Consulting Inc. at an estimated fee of \$40,660, including GST;

AND THAT the cost be charged as an unbudgeted expenditure in 2004;

AND FURTHER THAT the Chief Administrative Officer be authorized to enter into an Agreement with BMA Management Consulting Inc. satisfactory to the Director of Legal Services.

CARRIED

Item C-20
Telephone Poll - Noise
By-law Exemption -
Interpaving Limited -
Contract 2004-25

Report dated 2004-10-21 from the General Manager of Corporate Services regarding Telephone Poll: Noise By-law Exemption - Interpaving Limited - Contract 2004-25 - Barrydowne/Kingsway Intersection Improvements was received.

2004-571 Dupuis-Bradley: THAT this Council has no objection to the granting of relief to Chapter 776 of the former City of Sudbury Municipal Code (Noise) to Interpaving Limited to carry out construction activity on the Barrydowne Road and Kingsway Intersections (City Contract 2004-25) for the following dates and times: Sunday, October 24, 2004 to and including Sunday, November 7, 2004 between the hours 6 o'clock p.m. of each day and 7 o'clock a.m. of the next following day;

Item C-20
Telephone Poll - Noise
By-law Exemption -
Interpaving Limited -
Contract 2004-25
(continued)

AND FURTHER THAT the foregoing approval be subject to the following conditions:

- that all workers be equipped with night protection;
- that Interpaving Limited employ two (2) overhead lighting systems while in the intersection coupled with traffic control measures; and
- that public notice of this construction activity be given in the local media.

CARRIED

BY-LAWS

THE FOLLOWING BY-LAWS APPEARED FOR THREE READINGS:

2004-289A 3 A BY-LAW OF THE CITY OF GREATER SUDBURY TO CONFIRM THE PROCEEDINGS OF COUNCIL AT ITS MEETING OF OCTOBER 28TH, 2004

2004-290 3 A BY-LAW OF THE CITY OF GREATER SUDBURY TO APPOINT MUNICIPAL LAW ENFORCEMENT OFFICERS TO ENFORCE THE PRIVATE PROPERTY AND DISABLED PARKING SECTIONS OF BY-LAW 2001-1 AND FIRE ROUTE BY-LAW 2003-30T

(This By-law updates the list of enforcement officers.)

2004-291T 3 A BY-LAW OF THE CITY OF GREATER SUDBURY TO AMEND BY-LAW 2001-1, A BY-LAW TO REGULATE TRAFFIC AND PARKING ON ROADS IN THE CITY OF GREATER SUDBURY

Report dated 2004-10-20, with attachments, from the General Manager of Public Works regarding Traffic Control - Intersection of Glover Avenue and Rowat Street was received.

(This By-law provides a stop sign facing northbound traffic on Glover Avenue at the intersection of Glover Avenue and Rowat Street.)

2004-292T 3 A BY-LAW OF THE CITY OF GREATER SUDBURY TO AMEND BY-LAW 2001-1, A BY-LAW TO REGULATE TRAFFIC AND PARKING ON ROADS IN THE CITY OF GREATER SUDBURY

Report dated 2004-10-20, with attachments, from the General Manager of Public Works regarding Kingsway at Barrydowne Road - Dual Northbound Left-Turn Lanes was received.

(This By-law provides for dual left-turn lanes to accommodate the northbound to westbound traffic movement from Barry Downe Road onto the Kingsway.)

C.C. 2004-10-28 (20TH) (8)

BY-LAWS (continued)

- 2004-293Z 3 A BY-LAW OF THE CITY OF GREATER SUDBURY TO AMEND BY-LAW 95-500Z, THE COMPREHENSIVE ZONING BY-LAW FOR THE FORMER CITY OF SUDBURY

Planning Committee Recommendation 2004-74

(This By-law revises the "R1.D10-12", Special Single Residential zone with respect to the subject lands to accommodate a new draft plan of subdivision which has been established for a portion of the property. The By-law also establishes that a portion of these lands where poor soil conditions, or lot grading issues may occur shall be subject to Site Plan Control pursuant to Section 41 of The Planning Act. Further, the By-law determines that an "H", Holding symbol shall apply to a portion of the lands zoned "R1.D10-12". The "H" symbol specifies that only uses permitted in all zones shall be permitted until such time as the "H" symbol has been removed. The "H" symbol shall only be removed by City Council when geotechnical and civil engineering solutions to problem soils have been provided to the satisfaction of the General Manager of Public Works, the Chief Building Official and the Director of Planning Services. Specific requirements for house construction must also be undertaken to the satisfaction of the Chief Building Official. - Vytis Lands (Kagawong) Ltd., Ramsey Lake Road, Sudbury)

- 2004-294 3 A BY-LAW OF THE CITY OF GREATER SUDBURY TO AUTHORIZE AN APPLICATION FOR APPROVAL TO EXPROPRIATE AN EASEMENT OVER PART OF PARCEL 7279 SUDBURY EAST SECTION FOR A PEDESTRIAN TRAIL

Planning Committee Recommendation 2004-241 (Junction Creek Waterway Park)

- 2004-295Z 3 A BY-LAW OF THE CITY OF GREATER SUDBURY TO AMEND BY-LAW 95-500Z, THE COMPREHENSIVE ZONING BY-LAW OF THE FORMER CITY OF SUDBURY

Planning Committee Recommendation 2004-244

(This By-law does not rezone the subject property. This By-law permits a shipping container to be used for storage purposes on the subject property for a maximum temporary period of one year - Giant Tiger - 2208 Lasalle Blvd.)

- 2004-296Z 3 A BY-LAW OF THE CITY OF GREATER SUDBURY TO AMEND BY-LAW 95-500Z, THE COMPREHENSIVE ZONING BY-LAW OF THE FORMER CITY OF SUDBURY

Planning Committee Recommendation 2004-197

(This By-law rezones the subject property to "I-19" to permit various commercial uses on the site together with an 85 room seniors residence. - Carrefour Francophone De Sudbury (Dalron))

BY-LAWS (continued)

- 2004-297F 3 A BY-LAW OF THE CITY OF GREATER SUDBURY TO AUTHORIZE A TAX EXTENSION AGREEMENT WITH ANGEL DEMPSEY AND LARRY DEMPSEY FOR ROLL #240-003-007-00-0000

Report dated 2004-10-22 from the General Manager of Corporate Services regarding Tax Extension Agreement - Angel and Larry Dempsey was received.

(This report sets out the particulars of a proposed Tax Extension Agreement between the CGS and the above-named regarding taxes owing for 27 Dempsey Road - Roll #240-003-007-00-0000.)

- 2004-298F 3 A BY-LAW OF THE CITY OF GREATER SUDBURY TO AUTHORIZE A TAX EXTENSION AGREEMENT WITH SANDRA LEA KELLY FOR ROLL #160-004-082-00-0000

Report dated 2004-10-22 from the General Manager of Corporate Services regarding Tax Extension Agreement - Sandra Lea Kelly was received.

(This report sets out the particulars of a proposed Tax Extension Agreement between the CGS and the above-named regarding taxes owing for 100 Pinellas Road - Roll #160-004-082-00-0000.)

- 2004-299F 3 A BY-LAW OF THE CITY OF GREATER SUDBURY TO AUTHORIZE A TAX EXTENSION AGREEMENT WITH SYLVIA RAWLYK FOR ROLL #180-001-096-00-0000

Report dated 2004-10-22 from the General Manager of Corporate Services regarding Tax Extension Agreement - Sylvia Rawlyk was received.

(This report sets out the particulars of a proposed Tax Extension Agreement between the CGS and the above-named regarding taxes owing for 14 Stull Street - Roll #180-001-096-00-0000.)

- 2004-300A 3 A BY-LAW OF THE CITY OF GREATER SUDBURY TO AUTHORIZE AN AGREEMENT WITH HER MAJESTY THE QUEEN IN RIGHT OF CANADA AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT

(This By-law authorizes an agreement with Environment Canada for project funding in the amount of \$30,000 for the City in partnership with Earth Care Sudbury to undertake programs and activities that will contribute to increase awareness and understanding of climate change issues.)

BY-LAWS (continued)

1ST & 2ND Reading

2004-572 Bradley-Berthiaume: THAT By-law 2004-289A to and including By-law 2004-300A be read a first and second time.

CARRIED

3RD Reading

2004-573 Berthiaume-Bradley: THAT By-law 2004-289A to and including By-law 2004-300A be read a third time and passed.

CARRIED

CORRESPONDENCE FOR INFORMATION ONLY

Item C-21
Provincial Ontario
Works & ODSP Social
Assistance Rate
Increase

Report dated 2004-10-20 from the General Manager of Health & Social Services regarding Provincial Ontario Works and Ontario Disability Support Program (ODSP) Social Assistance Rate Increase was received for information only.

Item C-22
2004 Summer
Reading Program

Report dated 2004-10-08 from the General Manager of Citizen & Leisure Services regarding 2004 Summer Reading Program was received for information only.

Item C-23
2004 Budget Variance
Report

Report dated 2004-10-22, with attachments, from the General Manager of Corporate Services regarding 2004 Budget Variance Report was received for information only.

PART II **REGULAR AGENDA**

MOTIONS

Item R-1
Province Wide Ban -
Pit Bull Dogs

WHEREAS the Canada Safety Council estimates that there may be about 460,000 dog bites annually in Canada;

AND WHEREAS Health Canada's Injury Report states that:

- Injuries associated with dog bites and dog attacks were sustained more frequently by 5 to 9 year olds (28.5%).
- Of all injuries related to dog bites and dog attacks, 57.9% were to males.
- The majority of injuries occurred when the patient has no direct interaction with the dog, 28.9%:
- Overall, the most frequent types of injury were bites, 73.1%, and the body part most often affected was the face, 40.5%;

AND WHEREAS according to the CBC's "Marketplace" Dangerous Dogs report, the City of Winnipeg was the first major Canadian city to ban pit bulls in 1990 and since the implementation of the ban, the

Item R-1
Province Wide Ban -
Pit Bull Dogs
(continued)

number of serious dog attacks in Winnipeg has dropped from about 25 a year to one or two;

AND WHEREAS the Honourable Michael Bryant, Attorney General, in the aftermath of several serious incidents involving pit bull dogs has introduced into the Legislative Assembly of Ontario, Bill 132 (An Act to amend the Dog Owner's Liability Act to increase public safety in relation to dogs, including pit bulls, and to make related amendment to the Animals for Research Act) which, if enacted, would ban pit pulls in the Province of Ontario, double find up to a maximum of \$10,000, and allow for jail sentences of up to six months for individuals who own dangerous dogs that bite, attack or pose a threat.

NOW THEREFORE BE IT RESOLVED THAT the Council of the City of Greater Sudbury hereby endorses Bill 132 as introduced in to the Legislative Assembly of Ontario and urges it be given speedy passage;

AND FURTHER THAT copies of this resolution be forwarded to the Honourable Michael Bryant, Attorney General of the Province of Ontario, and to the Association of Municipalities of Ontario, the Federation of Northern Ontario Municipalities and all local Members of the Legislative Assembly of Ontario for their information.

Motion Withdrawn

Councillor Bradley advised he had withdrawn his motion at this time due to the tabling of legislation in the Ontario Legislature which would ban pit bulls in the Province.

ADDENDUM

Addendum Resolution

The following resolution was presented:

2004-574 Berthiaume-Bradley: THAT the Addendum to the Agenda be dealt with at this time.

CARRIED

Declarations of
Pecuniary Interest

None declared.

Item AD-1
Falconbridge Water
Supply

Report dated 2004-10-28 from the General Manager of Public Works regarding Falconbridge Water Supply was received.

2004-575 Bradley-Dupuis: THAT the City of Greater Sudbury participate with Falconbridge Nickel Mines in the construction of a watermain loop on Hodge and Bennet Streets in Falconbridge, at an estimated cost of \$120,000;

AND THAT the City attempt to negotiate a cost sharing arrangement with Falconbridge Nickel Mines for this work;

AND FURTHER THAT the City's share be funded from the Reserve Fund for Capital Water projects.

CARRIED

QUESTION PERIOD

Barrydowne Road
Extension

Councillor Rivest asked if the proposed Barrydowne Road extension was included on the Road Priorities List due to be presented to Council in December, 2004. He further asked that if the proposed extension was not included on the list, how could it be added to the Road Priorities List.

The General Manager of Public Works stated that the Barrydowne Road extension was not on the Road Priorities List. He advised that a 1994 Transportation Report presented to Regional Council had recommended against constructing this extension. However, the current Transportation Study being undertaken as part of the Official Plan review for the new City might include such a recommendation. The General Manager further advised that in order to have a new road placed on a priorities list, there would have to be a demonstrated need for it.

The Mayor recommended that Councillor Rivest bring this matter forward during the debate on capital roads priorities.

Long-Term Health
Care Beds

Councillor Dupuis asked the General Manager of Health & Social Services to explain to Council the need for long-term health care beds within the City of Greater Sudbury.

Ms. Matheson advised Council that it was very critical for the City to have received the ten (10) beds from the province. This prevented patients from being sent to Manitoulin Island but also stated that this was only a temporary solution to an existing problem. She explained that the two existing wings at Pioneer Manor has the potential to house sixty (60) new beds which they hope to fill in the near future.

Councillor Dupuis asked Ms. Matheson what the status was regarding the construction of Pioneer Manor.

C.C. 2004-10-28 (20TH)

(13)

Long-Term Health
Care Beds
(continued)

The General Manager stated that the project is nearing completion with one hundred eighty-eight (188) new beds fully occupied. She advised Council that the vacant wings are to be utilized for future programs which will be brought forward to Council as a Request for Proposal.

CGS Fitness Day

Councillor Dupuis asked the General Manager of Citizen & Leisure Services to consider bringing a motion forward to Council to introduce a Fitness Day within the City of Greater Sudbury. He suggested that all facilities be opened to the public for one day to encourage people to exercise and become members.

Ms. Hallsworth advised Council that she is bringing a report to the next Council meeting regarding 2005 - International Year of Sport and Physical Fitness and noted Councillor Dupuis' request.

Expanded Area
Calling

Councillor Callaghan stated that he received an email from the City Solicitor regarding expanded area calling and asked Mr. Swiddle to briefly outline to Council the status of the Canadian Radio Television and Telecommunications Commission's (CRTC) ruling.

Mr. Swiddle explained that the CRTC had released its decision in late August regarding single-hop network carriers in British Columbia and that this had no bearing on the matter from the City of Greater Sudbury.

He also stated he had discussions with Bell Canada regarding the next steps to be taken and exploring Expanded Local Calling within the City of Greater Sudbury. He advised that certain studies such as calculation of costs, equipment, etc must be conducted at the cost of the City and then followed up with a survey of phone users. He stated that this could take several more years to complete and once Council decides to go ahead with a survey then an application could be made to the CRTC at that time.

GST & PST Rebate
and Gasoline Tax
Revenue

Councillor Berthiaume asked the General Manager of Corporate Services what the status was regarding the GST and PST rebate and the gasoline tax revenue.

Mr. Wuksinic advised Council that currently he had not received any information regarding the PST rebate but that the GST rebate was addressed during the 2004 Budget Process. He stated that the proposed gasoline tax revenue from the federal government is still pending.

Mayor Courtemanche asked Councillor Craig if AMO's Board of Directors had recently addressed this issue and was advised that there was no new information.

Casino Moratorium

Councillor Berthiaume questioned the current status as to the Province's moratorium on further casinos.

The General Manager of Economic Development & Planning Services advised that he would report back to Council on this matter.

Adjournment

2004-576 Berthiaume-Dupuis: THAT this meeting does now adjourn.
Time: 8:27 p.m.

CARRIED

Mayor

City Clerk

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

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

**Tuesday, November 2, 2004
Commencement: 5:37 p.m.
Adjournment: 9:23 p.m.**

COUNCILLOR RUSS THOMPSON PRESIDING

Present Councillors Bradley, Caldarelli, Dupuis, Reynolds

Councillor Rivest

Staff B. Lautenbach, Director of Planning Services; M. Manzon, Senior Planning Technician; 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

PUBLIC HEARINGS

**APPLICATION FOR REZONING IN ORDER TO CONTINUE TO USE AN EXISTING
“GARDEN SUITE”, 880 GRAVEL DRIVE, HANMER - ROBERT MILLS**

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

Report dated October 21, 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 continue to use an existing “garden suite”, 880 Gravel Drive, Hanmer - Robert Mills.

The applicant was not in attendance.

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

Aurele Desrosiers, the owner of property across the street from the subject property, stated he was the only one who opposed this application ten years ago.

**APPLICATION FOR REZONING IN ORDER TO CONTINUE TO USE AN EXISTING
“GARDEN SUITE”, 880 GRAVEL DRIVE, HANMER - ROBERT MILLS (Cont’d)**

He further stated the house was moved from a property on Dominion Drive to the subject property. He indicated that ten years ago there were no buildings in the area and now there are new homes with values of over \$200,000.00. This property is not consistent with the progress and upscale homes being built on Gravel Drive. It would be a disfavour to the surrounding property owners if this application was approved.

Councillor Dupuis, Ward Councillor, indicated he was surprised to hear Mr. Desrosiers' comments as he has received any calls in opposition to this application.

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 recommendation was presented:

Recommendation #2004-258:

Dupuis-Caldarelli: THAT the application by Robert Mills, the owner of Parcel 49299 S.E.S. being Part 1, Plan 53R-12851 in Lot 4, Concession 4, Township of Hanmer, to permit a second dwelling unit on the subject property for a maximum temporary period of ten (10) years, pursuant to Section 39 of The Planning Act be approved.

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

CARRIED

**APPLICATION FOR REZONING IN ORDER TO PERMIT A WILD GAME
BUTCHERING BUSINESS, 146 GORDON LAKE ROAD, CHELMSFORD -
EDGAR & CAROLE VAILLANCOURT**

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

Report dated October 25, 2004, was from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding an application for rezoning in order to permit a wild game butchering business, 146 Gordon Lake Road, Chelmsford - Edgar & Carole Vaillancourt

The applicant, Edgar Vaillancourt, 146 Gordon Lake Road, Chelmsford, was present.

APPLICATION FOR REZONING IN ORDER TO PERMIT A WILD GAME BUTCHERING BUSINESS, 146 GORDON LAKE ROAD, CHELMSFORD - EDGAR & CAROLE VAILLANCOURT (Cont'd)

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

Mr. Vaillancourt stated that he was located at 1 Leonard Avenue in Dowling and bought this property to accommodate his wild life game butchering business as hunters have nowhere to go to have their meat butchered. He further stated that the operation is monitored by the Ministry of Natural Resources and the Sudbury & District Health Unit and everything is recorded and registered. He is planning to raise his own cattle and butcher them at this location for his own personal use. He also plans to butcher livestock for other farmers for their own personal use, not for sale. It is presently a family operation and there will not be any retail business on the property.

Councillor Bradley, Ward Councillor, stated that this kind of operation is needed in the area. At this location hides will be stored during the hunting season and then transported to Toronto. He also stated that this location, which is more isolated than the previous location, is much more suitable for the operation.

The Chair asked whether there was anyone in the audience who wished to speak in favour or against this application and seeing none:

The Public Hearing concerning this matter was closed and the Planning Committee resumed in order to discuss and vote on the application.

The following recommendation was presented:

Recommendation #2004-259:

Bradley-Caldarelli: THAT the application by Edgar & Carole Vaillancourt to amend by-law 83-300 being the Zoning By-law for the former Town of Onaping Falls and to amend By-law 83-302 being the Zoning By-law for the former Town of Rayside-Balfour by changing the zoning classification of Part 5, Plan 53R-3796 in Lot 12, Concession 3, Balfour Township and Part 1, Plan 53R-9660 in Lot 1, Concession 3, Dowling Township from "A", Agricultural Reserve to "A-Special", Agricultural Reserve Special be approved subject to the following:

- a) That the amending by-laws add a single wild game butchering and hide storage business to the uses permitted on the subject property.

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

CARRIED

APPLICATION FOR OFFICIAL PLAN AMENDMENT TO PERMIT THE CREATION OF THREE, FIVE ACRE RESIDENTIAL LOTS ON THE SUBJECT PROPERTY, DESCHENE ROAD, VAL THERESE - RONALD & SUSAN PERREAULT

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

Report dated October 25, 2004, was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding an application for Official Plan Amendment to permit the creation of three, five acre residential lots on the subject property, Deschene Road, Val Therese - Ronald & Susan Perreault.

Copies of letters from Ministry of Agriculture and Food dated February 18, 1997 to Eugene Vince and to Tin-Chee Wu, Senior Planner, Sudbury Region wherein the Ministry recommends that the land be designated as Rural were distributed to the Committee Members.

Reference Material in support of Official Plan Amendment Application was distributed to the Committee Members.

Dave Dorland, 298 Larch Street, Sudbury, agent, and Ronald Perreault, one of the applicants, were present.

The Director of Planning Services outlined the application to the Committee. He stated that the Official Plan for the Sudbury Planning Area permits one severance per 25 acres to the owner on the date of the adoption of the Official Plan which was March 14th, 1978. In 1982, the original owner received approval for applications for consent to create three, one acres lots but decided not to complete the applications and in 1988, received approval for consent to create a two acre lot which was completed. In 1991, the present owners were denied approval for the creation of three, one to two acre lots as the applications did not conform with the ownership requirements of the Official Plan. In 1996, three applications were made to create two, five acre residential lots and one 12 acre hobby farm lot. These applications were denied by the Land Division Committee but subsequently approved by the Ontario Municipal Board. In 1997, approval was granted for three, five acre residential lots the Land Division Committee. In 1999, applications were made for three additional five acre residential lots which applications were denied by City Council because they did not comply with the Official Plan.

The Director of Planning Services indicated the comments from the Ministry of Municipal Affairs and Housing stated that the provincial interests set out in Section 2 of the Planning Act and in the Provincial Policy Statement must be taken into consideration. They also feel this application is premature as the City is in the midst of an Official Plan review.

APPLICATION FOR OFFICIAL PLAN AMENDMENT TO PERMIT THE CREATION OF THREE, FIVE ACRE RESIDENTIAL LOTS ON THE SUBJECT PROPERTY, DESCHENE ROAD, VAL THERESE - RONALD & SUSAN PERREAULT (Cont'd)

The Director of Planning Services stated that it is the applicant's contention that the lands are not suitable for agriculture and therefore should be viewed as "Rural". Evidence has been submitted with other applications in the area which would suggest the area soils are not suitable for agriculture. He further explained that an Agricultural Background Study has been prepared as a component of the review of the Official Plan to delineate prime agricultural lands for consideration to be protected by the Official Plan. The study uses a Land Evaluation and Area Review (LEAR) system and the LEAR Committee has evaluated each property on a basis of both soil suitability and area review (drainage, road access, percentage of parcel used in agriculture, surrounding land use, historic farm use and parcel size). The LEAR Committee considers lands scoring higher than 475 to be Prime Agricultural lands and the subject property scored 570. He also indicated that the application of Minimum Distance Separation Formula for livestock (as prescribed by the Ministry of Agriculture and food and Provincial Policy Statement) will curtail any intent to reestablish livestock activities in the area. The Planning Services Division recommended that the application be denied.

Dave Dorland feels these lands are not properly zoned and residential development should be permitted on the property. Any development on these lands would not create a cost burden to the municipality as it would be infilling. He also wanted to clarify the matter of the 1999 Consent Applications which went to Council for approval to proceed by way of consent which was denied because Council felt the applications did not comply with the Official Plan. He stated that the matter went to Council without notice to the applicant. The applicant had no opportunity to give evidence that the Ministry of Agriculture and Food considered this property Rural and therefore decided to withdraw the applications and reapply at a later date. The applicant is now reapplying with additional information including letters from the Ministry of Agriculture and Food and from Rolly Rainville and Andy van Drunen stating that the lands are not suitable for agriculture. Mr. Dorland indicated he tried to get a sense of the LEAR evaluation to arrive at a score of 570. As the public does not have access to LEAR's parameters to make their own assessment, he questioned whether or not it should be used.

Councillor Rivest, Ward Councillor, stated that the southern portion of the property at Gravel Drive has agricultural viability but the soil to the north is sandy. He stated that in the 1940s the Land Evaluation Division in Toronto designated the zoning of each property which designation was based on the highest quality of a parcel of land. The south portion of the original parcel is Class 4 and the north portion is Class 5, 6 or 7 and getting into sandy soil. The LEAR score of 570 incorporates the sandy soil on the subject property and who knows if that score will remain. This development would bring in additional tax dollars and the City needs to increase assessment. He indicated the subject property should be considered more of a rural than agricultural nature.

APPLICATION FOR OFFICIAL PLAN AMENDMENT TO PERMIT THE CREATION OF THREE, FIVE ACRE RESIDENTIAL LOTS ON THE SUBJECT PROPERTY, DESCHENE ROAD, VAL THERESE - RONALD & SUSAN PERREAULT (Cont'd)

Councillor Dupuis, Ward Councillor, stated that there are \$300,000 to \$400,000 homes on this road and, if the same kind of homes are built on the subject lands, they will generate a considerable amount of taxes. Although dealing with agricultural lands is important to the Committee, he feels that the Committee should believe Rolly Rainville and Andy van Drunen because of their knowledge of soils in the area. Also, the Ministry recommends that none of the lands in Valley East be zoned agriculture. He indicated that three, five acre lots will be an asset not only for Duchesne Road but for Valley East. He also indicated there will be no additional costs to the municipality as this is infilling.

The Chair asked whether there was anyone in the audience who wished to speak in favour or against this application and seeing none:

The Public Hearing concerning this matter was closed and the Planning Committee resumed in order to discuss and vote on the application.

The following recommendations were presents:

Recommendation #2004-260:

Reynolds-Bradley: THAT the application by Ronald & Susan Perreault to amend the Official Plan for the Sudbury Planning Area by introducing a site specific policy exemption to the "Agricultural Reserve" policies that apply to the Remainder of Parcel 15678 S.E.S. in Lot 5, Concession 4, Township of Hanmer to permit the creation of three, five acre residential lots, and further permit severance of the balance of the lands, all of the preceding to be in accordance with the rural residential requirements (Section 3.15 b.) of the Official Plan, be denied.

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

DEFEATED

Recommendation #2004-261:

Dupuis-Caldarelli: THAT the application by Ronald & Susan Perreault to amend the Official Plan for the Sudbury Planning Area by introducing a site specific policy exemption to the "Agricultural Reserve" policies that apply to the Remainder of Parcel 15678 S.E.S. in Lot 5, Concession 4, Township of Hanmer to permit the creation of three, five acre residential lots, and further permit severance of the balance of the lands, all of the preceding to be in accordance with the rural residential requirements (Section 3.15 b.) of the Official Plan be approved subject to the following condition:

APPLICATION FOR OFFICIAL PLAN AMENDMENT TO PERMIT THE CREATION OF THREE, FIVE ACRE RESIDENTIAL LOTS ON THE SUBJECT PROPERTY, DESCHENE ROAD, VAL THERESE - RONALD & SUSAN PERREAULT (Cont'd)

Recommendation #2004-261 (cont'd):

1. Prior to the passage of the above noted Official Plan Amendment the applicant shall prepare to the satisfaction of the General Manager of Public Works and the Director of Planning Services a hydrogeological study to determine the suitability of the subject lands for the proposed rural residential lots. Specifically, the quality and availability of potable water for domestic purposes and the requirements for septic sewage system implementation shall be addressed. This study shall include a determination of the geodetic elevation of the water table.

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

CARRIED

Recommendation #2004-262:

Dupuis-Caldarelli: THAT the application by Ronald & Susan Perreault to subdivide of the lands described as the Remainder of Parcel 15678 S.E.S. in Lot 5, Concession 4, Township of Hanmer be allowed to proceed by way of the Consent Process.

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

CARRIED

Recess At 7:25 p.m., the Planning Committee recessed.

Reconvene At 7:32 p.m., the Planning Committee reconvened.

APPLICATIONS FOR REZONING AND A PLAN OF SUBDIVISION TO SUBDIVIDE THE PROPERTY INTO 45 LOTS FOR SINGLE RESIDENTIAL USE, JEANNE D'ARC STREET, VAL THERESE - 996465 ONTARIO LTD.

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

Report dated October 22, 2004, was received from the Director of Planning Services and the General Manager, Economic Development and Planning Services regarding an applications for rezoning and a Plan of Subdivision to subdivide the property into 45 lots for single residential use, Jeanne d'Arc Street, Val Therese - 996465 Ontario Ltd.

APPLICATIONS FOR REZONING AND A PLAN OF SUBDIVISION TO SUBDIVIDE THE PROPERTY INTO 45 LOTS FOR SINGLE RESIDENTIAL USE, JEANNE D'ARC STREET, VAL THERESE - 996465 ONTARIO LTD. (Cont'd)

Dave Dorland, 298 Larch Street, Sudbury, agent, and Gord Hope, Officer of the owner corporation and Dominion Parc Developments, were present.

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

Dave Dorland stated the applicant also owns Dominion Parc, which is ready for development, to the east of the subject property. To provide for an alternate entrance, other than Dominion Drive to Dominion Parc, the owner acquired the subject property and now has a new proposal for the subject lands and land to the east. He advised two public meetings were held with area residents and at the public meetings the draft plan of subdivision was presented as well as staff's position with respect to the street entrance to Jeanne d'Arc Street and extension at the east end of Alexander Street. He stated that the developer is neutral but suggested that the Planning Committee might want to an alternative to Condition (s) which provides for the dedication of a 20m road allowance through proposed Lots 42 and 43 for future road connection. He also stated the developer is satisfied with all other conditions of draft approval and anxious to move forward with the project.

The Director of Engineering Services stated that the dedication of a 20m road allowance through Lots 42 and 43 would allow for the link of Alexandre Street to the new Jeanne d'Arc Street. The entrance to Alexandre Street to MR80 would be closed. All residential streets would link to collector road (Jeanne d'Arc Street) and come out on signalized intersection on MR80.

Rachel Caron-Demers, Alexander Street, Hanmer, has lived in the neighbourhood for six years. She stated it is a quiet, peaceful and safe neighbourhood with young children. She is not opposed to the proposal but is opposed to the opening of the east end of Alexandre Street as she feels Dominion Parc residents will use Alexandre Street and Dutrisac Boulevard to get to the highway causing increased traffic and safety concerns.

Michel Proulx, Alexandre Street, stated he shares the same concerns as the previous speaker with respect to the increased traffic and safety in the neighbourhood.

Richard Gervais, Alexandre Street, Hanmer, stated he has lived there since 1989 and it is a nice neighbourhood with little traffic. He feels most people would access Dominion Drive and MR80 through Alexandre Street rather than go to the proposed lights on Jeanne d'Arc Street and because of safety and additional traffic concerns does not want Alexandre Street opened.

The Director of Planning Services stated, for clarification purposes, that the only item on the agenda tonight regarding Alexandre Street was the dedication of

APPLICATIONS FOR REZONING AND A PLAN OF SUBDIVISION TO SUBDIVIDE THE PROPERTY INTO 45 LOTS FOR SINGLE RESIDENTIAL USE, JEANNE D'ARC STREET, VAL THERESE - 996465 ONTARIO LTD. (Cont'd)

Lots 42 & 43 for connection of Alexandre Street to Jeanne d'Arc Street. He pointed out if roads are closed there are public processes to be following with notifications.

Dave Wylie, Dutrisac Boulevard, Hanmer, stated he is opposed to connecting Alexandre Street to Jeanne d'Arc Street but would not be opposed to a walkway at that location.

Yvon Gour, Dutrisac Boulevard, Hanmer, stated he strongly opposes the Alexandre Street extension as it will affect the way of life of the residents in the subdivision. He is concerned with the influx of Dominion Parc traffic going through their subdivision. He feels the traffic will not go to the proposed traffic lights but use Dutrisac Boulevard as a shortcut. There are no sidewalks and there will be additional traffic which will affect the elderly, disabled and children riding their bicycles in the neighbourhood. His other concern is drainage, as the ditches overflow in the spring. He feels the new subdivision will add to the existing drainage problem.

Lyane Gervais, Alexandre Street, Hanmer, stated her property is three houses from the proposed roadway. She feels the biggest problem is misinformation as they were not told what will happen and were not advised of the meetings. She stated this is her backyard and everyone in the subdivision is affected by whatever happens on Alexandre Street. She already missed two meetings because she was not informed of such meetings.

Ted Mrochek, Gaston Street, Hanmer, stated his family moved to the area because they wanted to raise their children in quiet subdivision with no racing cars and where they could walk freely. This would not be the case if the new subdivision is connected to the old subdivision.

Pat Fantin, Fernand, stated that Dave Dorland and Gord Hope held an open house to explain the proposal. He is concerned about two things. One is that some residents received notice from the City and some did not. Although he did not receive notice, everything that happens in this development will affect him. He feels that the City should look beyond the 400 foot radius for notice and should look at who will be impacted. His second concern is the proposed two extensions to Alexandre Street and the reasons given for such extensions (secondary egress and emergency egress). He stated that there is already a second egress through the park although it is not legal. With the proposed lights at Jeanne d'Arc Street, he feels Dutrisac Boulevard will become a main artery. Although he has no objection to the proposal, he does not believe the risks associated with the Alexandre extensions, especially to the elder and children, are warranted.

APPLICATIONS FOR REZONING AND A PLAN OF SUBDIVISION TO SUBDIVIDE THE PROPERTY INTO 45 LOTS FOR SINGLE RESIDENTIAL USE, JEANNE D'ARC STREET, VAL THERESE - 996465 ONTARIO LTD. (Cont'd)

Dave Dorland stated he believes the meetings with the residents strongly indicated they were against the easterly extension of Alexander Street. The developer is prepared to not make this connection as a means to expediting the project and satisfying the concerns of the residents.

Councillor Rivest, Ward Councillor, stated that the residents do not want the opening of Alexandre Street east to Dominion Parc development as it will result in increased traffic and reduced safety nor do they want the closure of the Alexandre Street intersection at MR80 and the connection between Jeanne d'Arc Street and Alexandre Street. The residents want the subdivision left as is. He asked the Committee to give serious consideration to what the residents are saying.

Councillor Dupuis, Ward Councillor, stated that never has an application generated so many calls and interest as this application. The residents have attended two meetings and it is quire clear what they are saying. Alexandre Street must stay as it is, as it does not have the infrastructure to deal with additional traffic created by the new subdivision. He indicated that no one is opposed to the development but the additional traffic is a safety concern.

The Chair asked whether there was anyone in the audience who wished to speak in favour or against this application and seeing none:

The Public Hearing concerning this matter was closed and the Planning Committee resumed in order to discuss and vote on the application.

The following recommendations were presents:

Recommendation #2004-263:

Dupuis-Caldarelli: THAT the application by 996465 Ontario Ltd. 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 PIN 73504-0954, being Part 7 and Part of Part 4, Plan 53R-14476, in Lot 6, Concession 2, Hanmer Township from "I-6", Institutional Special to "R1.D18", Single Residential be approved subject to the following:

- (a) That the applicant provide the Development Services Section with a registered survey plan to enable the preparation of an amending by-law.

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

CARRIED

APPLICATIONS FOR REZONING AND A PLAN OF SUBDIVISION TO SUBDIVIDE THE PROPERTY INTO 45 LOTS FOR SINGLE RESIDENTIAL USE, JEANNE D'ARC STREET, VAL THERESE - 996465 ONTARIO LTD. (Cont'd)

The following recommendation was presented:

Dupuis-Caldarelli: That City of Greater Sudbury Council's delegated official be directed to issue the draft 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:

- (a) That this draft approval applies to the draft plan of subdivision of Part of PIN 73504-0954, being Part 7 and Part of Part 4, Plan 53R-14476 in Lot 6, Concession 2, Hanmer Township, as shown on a plan prepared by D.S. Dorland, O.L.S. and dated July 22, 2004.
- (b) That the standard conditions of draft approval be imposed.
- (c) 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.
- (d) 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.
- (e) The Applicant / 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, sideyards, 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.
- (f) The Applicant / Owner shall be required to provide sodded rear yard drainage swales as a condition of initial acceptance of the subdivision infrastructure.

APPLICATIONS FOR REZONING AND A PLAN OF SUBDIVISION TO SUBDIVIDE THE PROPERTY INTO 45 LOTS FOR SINGLE RESIDENTIAL USE, JEANNE D'ARC STREET, VAL THERESE - 996465 ONTARIO LTD. (Cont'd)

Recommendation (cont'd)

- (g) The Applicant / Owner 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, watermain, storm sewers, surface drainage facilities and stormwater management facilities.
- (h) The Applicant / Owner will be required to ensure that the corner radius for all intersecting streets is to be 9.0 metres.
- (i) The Applicant / Owner shall provide a 1.5 metre concrete sidewalk on Jeanne d'Arc Street from Municipal Road 80 to the easterly end of said street.
- (j) The proposed internal subdivision roadways are to be built to urban standards including curbs, gutters, storm sewers and related appurtenances.
- (k) The Applicant / Owner will be required to dedicate rear lot easements to the City of Greater Sudbury for municipal purposes.
- (l) 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 and water capacity exists to service this development.
- (m) The Applicant / Owner support a petition for a municipal drain to improve the watercourse adjacent the fire hall to the Whitson River and to pay the drainage assessment allocated to the subdivision lands for drainage outlet benefits.
- (n) The Applicant / Owner shall be responsible for reducing stormwater flows from the subdivision lands to the watercourse outlet to pre-development levels for the 1:5 year and Regional Storm. The Applicant / Owner shall cost share in the implementation of the recommendation from a stormwater management study to be incorporated into the municipal drain project for the fire hall watercourse.
- (o) 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 to this office as part of this requirement. Also, the final plan must be provided in AutoCAD.dwg format.

APPLICATIONS FOR REZONING AND A PLAN OF SUBDIVISION TO SUBDIVIDE THE PROPERTY INTO 45 LOTS FOR SINGLE RESIDENTIAL USE, JEANNE D'ARC STREET, VAL THERESE - 996465 ONTARIO LTD. (Cont'd)

Recommendation (cont'd)

- (p) That prior to the signing of the final plan the Economic Development and Planning Services Department is to be advised by the Nickel District Conservation Authority that the owner has provided them with lot grading and drainage plans for the site.
- (q) That the subdivision agreement contain provisions whereby the owner will be required to install traffic signals at the intersection of Jeanne D'Arc Street and Municipal Road 80 when actual traffic volumes warrant their installation or when the full Jeanne D'Arc Street connection is built, whichever comes first.
- (r) That the owner shall construct Jeanne D'Arc Street to an urban collector standard.
- (s) That the subdivision agreement contain provisions for the dedication of a 20m road allowance through Lots 43 and 42 on the draft plan for future road connection purposes to the satisfaction of the General Manager of Public Works.
- (t) If final approval is not granted within three years of the date of draft approval, the 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.

The following amendment to the recommendation was presented:

Recommendation #2004-264:

Caldarelli-Dupuis: THAT we delete condition (s) from the recommendation.

CONCURRING MEMBERS: Councillors Caldarelli, Dupuis, Reynolds

NON-CONCURRING MEMBERS: Councillors Bradley, Thompson

CARRIED

The main motion as amended was presented:

Recommendation #2004-265:

Dupuis-Caldarelli: That City of Greater Sudbury Council's delegated official be directed to issue the draft approval for the subject subdivision, not sooner than

APPLICATIONS FOR REZONING AND A PLAN OF SUBDIVISION TO SUBDIVIDE THE PROPERTY INTO 45 LOTS FOR SINGLE RESIDENTIAL USE, JEANNE D'ARC STREET, VAL THERESE - 996465 ONTARIO LTD. (Cont'd)

Recommendation #2004-265 (cont'd):

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:

- (a) That this draft approval applies to the draft plan of subdivision of Part of PIN 73504-0954, being Part 7 and Part of Part 4, Plan 53R-14476 in Lot 6, Concession 2, Hanmer Township, as shown on a plan prepared by D.S. Dorland, O.L.S. and dated July 22, 2004.
- (b) That the standard conditions of draft approval be imposed.
- (c) 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.
- (d) 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, watermain, 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.
- (e) The Applicant / 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, sideyards, 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.
- (f) The Applicant / Owner shall be required to provide sodded rear yard drainage swales as a condition of initial acceptance of the subdivision infrastructure.
- (g) The Applicant / Owner will be required to enter into a written agreement to satisfy all requirements of the City of Greater Sudbury concerning the

APPLICATIONS FOR REZONING AND A PLAN OF SUBDIVISION TO SUBDIVIDE THE PROPERTY INTO 45 LOTS FOR SINGLE RESIDENTIAL USE, JEANNE D'ARC STREET, VAL THERESE - 996465 ONTARIO LTD. (Cont'd)

Recommendation #2004-265 (cont'd):

provision of roads, walkways, street lighting, sanitary sewers, watermain, storm sewers, surface drainage facilities and stormwater management facilities.

- (h) The Applicant / Owner will be required to ensure that the corner radius for all intersecting streets is to be 9.0 metres.
- (i) The Applicant / Owner shall provide a 1.5 metre concrete sidewalk on Jeanne d'Arc Street from Municipal Road 80 to the easterly end of said street.
- (j) The proposed internal subdivision roadways are to be built to urban standards including curbs, gutters, storm sewers and related appurtenances.
- (k) The Applicant / Owner will be required to dedicate rear lot easements to the City of Greater Sudbury for municipal purposes.
- (l) 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 and water capacity exists to service this development.
- (m) The Applicant / Owner support a petition for a municipal drain to improve the watercourse adjacent the fire hall to the Whitson River and to pay the drainage assessment allocated to the subdivision lands for drainage outlet benefits.
- (n) The Applicant / Owner shall be responsible for reducing stormwater flows from the subdivision lands to the watercourse outlet to pre-development levels for the 1:5 year and Regional Storm. The Applicant / Owner shall cost share in the implementation of the recommendation from a stormwater management study to be incorporated into the municipal drain project for the fire hall watercourse.
- (o) 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 to this office as part of this requirement. Also, the final plan must be provided in AutoCAD.dwg format.

APPLICATIONS FOR REZONING AND A PLAN OF SUBDIVISION TO SUBDIVIDE THE PROPERTY INTO 45 LOTS FOR SINGLE RESIDENTIAL USE, JEANNE D'ARC STREET, VAL THERESE - 996465 ONTARIO LTD. (Cont'd)

Recommendation #2004-265 (cont'd):

- (p) That prior to the signing of the final plan the Economic Development and Planning Services Department is to be advised by the Nickel District Conservation Authority that the owner has provided them with lot grading and drainage plans for the site.
- (q) That the subdivision agreement contain provisions whereby the owner will be required to install traffic signals at the intersection of Jeanne D'Arc Street and Municipal Road 80 when actual traffic volumes warrant their installation or when the full Jeanne D'Arc Street connection is built, whichever comes first.
- (r) That the owner shall construct Jeanne D'Arc Street to an urban collector standard.
- (s) If final approval is not granted within three years of the date of draft approval, the 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.

CONCURRING MEMBERS: Councillors Caldarelli, Dupuis, Reynolds, Thompson

NON-CONCURRING MEMBERS: Councillor Bradley

CARRIED

Adjournment

Recommendation #2004-266:

Bradley-Caldarelli: That we do now adjourn.
Time: 9:23 p.m.

CARRIED

DEPUTY CITY CLERK

COUNCILLOR RUSS THOMPSON PRESIDING

**THE SECOND MEETING OF THE
PROPERTY STANDARDS APPEAL COMMITTEE**

Committee Room C-11
Tom Davies Square

Tuesday, November 2, 2004
Commencement: 4:32 p.m.
Adjournment: 5:03 p.m.

VICE-CHAIR LYNNE REYNOLDS PRESIDING

Present Councillors Bradley, Caldarelli, Dupuis, Thompson

Staff D. Brouse, Property Standards Officer; R. Swiddle, Director of Legal Services/City Solicitor; A. Haché, Deputy Clerk; F. Bortolussi, Planning Committee Secretary

Declarations of
Pecuniary Interest None declared.

MANAGERS' REPORT

Appeal of Order
to Remedy
84 Catherine Drive,
Garson
Richard Edmunds Report dated October 26th, 2004 was received from the Director of Planning Services and the General Manager, Corporate Services regarding an Appeal of Order to Remedy that was issued by a Property Standards Officer under the City of Greater Sudbury Maintenance and Occupancy Standards By-law #2001-200.

Dave Brouse, Property Standards Officer, advised that a complaint was received on July 30th, 2004 from the upstairs tenant regarding the condition of the two units located at 84 Catherine Drive, Garson. On August 6th, 2004, he attended at the site and noted that there were two dwelling units; one on the main floor and one in the basement which were both occupied by tenants.

The inspection revealed four deficiencies under the By-law; two in each unit. The upstairs unit required window screens and required ventilation on the windows which had been painted shut. The basement unit had a plumbing leak at the water meter which was repaired by Operations. The other deficiency in the basement is the height of the ceiling which should be at least 2.1 metres (6' 11") over at least 50% of the area. This area measures a ceiling height of 6.6 feet being 5 inches less than required.

Mr. Brouse indicated that the Order to Remedy was received by the property owner, Richard Edmunds, on September 24th, 2004 who quickly repaired all deficiencies except for the ceiling height. Due to the fact that raising the ceiling height would be expensive, he decided to appeal this Order.

He further stated that the house was built prior to 1953 and has been in Mr. Edmunds' family for over 50 years.

Appeal of Order
to Remedy
84 Catherine Drive,
.Garson
Richard Edmunds
(continued)

Mr. Edmunds stated that the tenant upstairs had an offer to purchase the property and was to have his financing in place by August 16th, 2004 which financing could not be arranged. Mr. Edmunds feels that the tenant found problems with the house trying to show it was not up to standards as a way to get out of the deal; otherwise he would lose \$2,700.00. He indicated that the upstairs tenant also called the electrical and gas companies to try to find deficiencies and use this as an excuse to get out of purchasing the property.

Mr. Edmunds indicated that his grandfather built the basement in the 1940s where they lived until they building the upstairs in 1950. Also, his parents lived in the basement apartment for many years. In 1990, he purchased the property which he has been rented since and has never received one complaint.

Mr. Edmunds looked at the standards of other cities including the City of Toronto which requires 1.95 metres height over one-half of the area. He requested an exemption from the Order because the height is close to the requirement. He stated that the property is for sale and if an Order is outstanding, it would be difficult to sell.

The following recommendations were presented:

2004-03 Dupuis-Bradley: THAT the Order to Remedy issued to Richard Edmunds, owner of 84 Catherine Drive, former Town of Nickel Centre, City of Greater Sudbury, be upheld.

DEFEATED

2004-04 Dupuis-Thompson: THAT the Order to Remedy issued to Richard Edmunds, owner of 84 Catherine Drive, former Town of Nickel Centre, City of Greater Sudbury, be rescinded.

CARRIED

Adjournment

2004-05 Bradley-Dupuis: That we do now adjourn.
TIME: 5:03 p.m.

CARRIED

DEPUTY CITY CLERK

CHAIR LYNNE REYNOLDS PRESIDING

NICKEL DISTRICT CONSERVATION AUTHORITY

Minutes of Special General Board Meeting

Wednesday, October 20, 2004

Room C-11
Tom Davies Square

Commenced: 5:15 p.m.
Adjourned: 6:27 p.m.

PRESENT: Ron Bradley, Chairman
Aaron Beaudry
Gerard Dalcourt
Ron Dupuis
Bob Rogers, Vice-Chairman
Russ Thompson

ALSO PRESENT: P. Sajatovic
Trent Falldien (United Way/Centraide Young Leader Intern)

1. Chair Bradley was going to be late in arriving, and Vice-Chair Rogers assumed the Chair to conduct the business of the Special Meeting.
2. No declarations of conflict were declared.
3. 2005/2006 Budget Review

The Nickel District Conservation Authority's member municipality, the City of Greater Sudbury, is working towards finalizing a 2005 budget by mid-December, 2004. Further, they are requesting budget estimates for 2006. The N.D.C.A. had to have a budget submitted to the City by the third week of October. A full and complete draft 2005 budget had been distributed to members, in advance of the meeting.

Following a verbal presentation by staff outlining some of the assumptions used in developing the draft budget, a page by page review of the budget was conducted. Members had many questions on various issues, across all program functions.

Staff was directed to follow-up on various issues with reports to be brought back to the General Board for further discussion and consideration, in the near future. Topics to be addressed include: providing a detailed outline of "other" costs included in each program budget; providing recommendations on how to deal with the unfunded accumulated sick leave liability; providing recommendations and a policy to deal with annual adjustments to the Chairman's Honorarium, members per diem for regular meetings and out-of-town travel, and mileage rates, as per City of Greater Sudbury practice; and a review of the staff structure at the N.D.C.A. It was agreed that on this specific issue, a resolution would be passed at the upcoming monthly General Board meeting.

Following all the discussion, a resolution was presented.

Resolution 2004-54

Beaudry - Dalcourt

That the N.D.C.A.'s 2005 Budget be approved in the total amount of \$ 796,879.00,

AND FURTHER that the City of Greater Sudbury be requested to provide the following funding:

1. General Levy - \$262,042, which represents a 3 percent increase over the approved 2004 levy, and
2. Special Capital Projects allocation - \$250,000,

AND FURTHER that the City of Greater Sudbury is hereby advised that the N.D.C.A. expects to request the following funding in the 2006 budget:

1. General Levy - \$269,903, which would represent a 3 percent increase over the requested 2005 levy, and
2. Special Capital Projects allocation - \$250,000.

Carried.

4. New Business

No other business was transacted.

7. Adjournment

Resolution 2004-55

Beaudry - Dalcourt

That we do now adjourn.

Carried.

NICKEL DISTRICT CONSERVATION AUTHORITY

Minutes of General Board Meeting

Wednesday, October 20, 2004

Room C-11
Tom Davies Square

Commenced: 7:00 p.m.
Adjourned: 7:51 p.m.

PRESENT: Ron Bradley, Chairman
Aaron Beaudry
Gerard Dalcourt
Bob Rogers, Vice-Chairman
Russ Thompson

ALSO PRESENT: P. Sajatovic
D. Lenzi
Trent Falldien (United Way/Centraide Young Leader Intern)

COMMUNICATION: Ron Dupuis

1. Chair Bradley opened the meeting.
2. No declarations of conflict were declared.
3. Adoption of Minutes

a) September 22, 2004

Resolution 2004-56

Rogers - Beaudry

That the minutes of the September 22, 2004 General Board meeting, as duplicated and circulated, be approved.

Carried.

b) October 20, 2004 (Special General Board Meeting)

Resolutions adopted at this meeting were verbally reported. The following resolution was then passed.

Resolution 2004-57

Beaudry - Dalcourt

That the minutes of the Special General Board meeting held on October 20, 2004, and as reported verbally, be approved.

Carried.

Before proceeding to deal with the deferred item from the September, 2004 General Board meeting, Chair Bradley asked members for concurrence to deal with another matter.

United Way/Centraide Sudbury had asked non-profit, volunteer organizations, to consider participating in the Leadership Development - Young Leaders on Board Program. The N.D.C.A. members welcomed Trent Falldien as the Young Leader assigned to the Board until April or May, 2005. Trent came highly recommended and he expressed a high degree of interest in the work of the N.D.C.A. Member Rogers has agreed to serve as a mentor to Trent during his association with the Conservation Authority Board and staff.

4. Delegation

a) Todd Gerling, 158 St. Onge Street, Chelmsford

This issue had been before the General Board since May, 2004. Members had asked at the September, 2004 General Board meeting that two further issues be reported on. The issues were: (1) emergency access in the event of a retaining wall failure, and (2) liability and risk management implications for the N.D.C.A. Staff reported on these issues, and after a number of questions were answered, the following resolution was passed.

Resolution 2004-58

Dalcourt - Rogers

That Mr. Todd Gerling, 158 St. Onge Street, Chelmsford, be advised that the Nickel District Conservation Authority is not able to assist with repairs to or the replacement of a wood retaining wall located adjacent to his property.

Carried.

5. Presentation

Chair Bradley and Vice-Chair Rogers had attended the Conservation Authorities Biennial Tour in Thunder Bay in September, 2004. Vice-Chair Rogers presented a digital slide show highlighting many of the events and activities undertaken during the three days. Members thanked the two members for attending and agreed that it would be beneficial to have the tour in Sudbury in 2008, if possible.

6. General Business

a) Phase II Capital Infrastructure Program (Junction Creek & Maley Dam)

Members were informed that funding approval has been received from the Ministry of Natural Resources to proceed with two repair projects based on the

studies completed earlier this year. Works must be done by March 31, 2005, as that is the end of the Province's fiscal year. The Nickel District Conservation Authority has the work underway and will need professional assistance from engineering firms. A resolution was then presented.

Resolution 2004-59

Rogers - Dalcourt

That the Nickel District Conservation Authority hereby retains the engineering firm of EarthTech Canada Inc. to provide professional services for Phase II Capital Infrastructure works - Junction Creek Box Culvert,

AND FURTHER that AMEC Americas Limited be retained to provide professional services for Phase II Capital Infrastructure Works - Maley Dam Restoration.

Carried.

b) Retail Sales Tax Audit (2000 to 2003)

Three audit firms had been contacted to submit proposals to conduct an R.S.T. audit for the N.D.C.A. Two firms submitted complete proposals and one firm declined. After reviewing the proposals and considering the staff recommendation, a resolution was passed.

Resolution 2004-60

Dalcourt - Beaudry

That the Nickel District Conservation Authority enter into an agreement with H.M.T. Sales Tax Consultants Inc. to conduct a Retail Sales Tax (ONLY) audit, for the years 2000 to 2003, as outlined in the staff report dated October 12, 2004.

Carried.

c) Source Protection Planning Update

Members were given an information package provided by Conservation Ontario pertaining to this subject. Issues addressed included agreements that will have to be entered into with the Province; staffing requirements for the overall implementation of source protection planning in all watersheds; and possible funding scenarios for source protection planning in 2004-2005. Because the Province has established such an aggressive timetable for the completion of source water protection plans, members want more information as soon as possible, in order to permit the N.D.C.A. to get underway.

d) Christmas Dinner Meeting

The annual Christmas dinner meeting is held in early December. After discussing some options, members agreed to go to Timberwolf and two dates were proposed. Staff will work on the arrangements and advise members as soon as possible.

7. New Business

a) Nickeldale Dam (Home Depot)

Chair Bradley reported that on October 1st, ten Home Depot associate volunteers had gone out to the Nickeldale Dam to paint over unwanted graffiti. The N.D.C.A. was very thankful for the assistance. A letter of thanks has been sent to Home Depot and there may be other opportunities to work together in the future.

b) Lake Laurentian Garbage Removal

The N.D.C.A. had received a response pertaining to the letter sent. The matter has been resolved and could be reopened if additional information is given to the N.D.C.A.

c) 2005 Budget Discussion Request

During the 2005 budget review meeting held earlier on today's date, members agreed that a report should be prepared on three specific issues. Members agreed that they would pass a resolution, and the following was presented.

Resolution 2004-61

Rogers - Dalcourt

That a report be prepared for the General Board to be dealt with at the next General Board meeting, detailing the undertaking of a review of the staff structure of the N.D.C.A., and the issue of member expenses and Chairman's Honorarium.

Carried.

d) Adanac Park Business Plan

Members were advised that the N.D.C.A. had been invited to a focus group meeting on October 21st with the consultants retained by the City of Greater Sudbury to complete the business plan. The N.D.C.A. owns the land in the Adanac Park area, which is under long-term lease to the City. Vice-Chair Rogers and Paul Sajatovic, staff, were planning to attend.

e) The next regularly scheduled General Board meeting will be held on Wednesday, November 17, 2004, at 7:00 p.m. in Room C-11, Tom Davies Square.

No other business was transacted.

8. Adjournment

Resolution 2004-62

Beaudry - Rogers

That we do now adjourn.

Carried.

MINUTES OF THE TENDER OPENING COMMITTEE

Committee Room C-14
Tom Davies Square
2004-10-28

Commencement: 2:30 p.m.
Adjournment: 2:45 p.m.

D. MATHÉ, MANAGER OF SUPPLIES & SERVICES/ PURCHASING AGENT, IN THE CHAIR

Present

D. Canniff, Risk Management/ Insurance Officer; M. Hauta, Accountant; L. Lesar, Secretary to the Manager of Supplies & Services

CPS04-15, RFP for Insurance Claims Adjusting Services

Contract CPS04-15, Proposals for Insurance Claims Adjusting Services {estimated at a cost of approximately \$250,000.00 per year} were received from the following proponents:

Miller & Associates Holding Inc.
CGI Ins. Business Service
SCS Insurance Adjusters Ltd.
Canadian Shield Adjusters
Crawford Adjusters Canada Inc.
Shumka-Craig & Moore Adjusters Canada Ltd.

The foregoing tenders were turned over to the Risk Management Insurance Officer for review and recommendation. Recommendations would be prepared and forwarded to the General Manager of Corporate Services for approval and a report to City Council. A copy of this report would be provided to the Manager of Supplies & Services.

Adjournment

The meeting adjourned at 2:45 p.m.

Chairman

Secretary

T.O.C. 2004-10-28 (1)

MINUTES OF THE TENDER OPENING COMMITTEE MEETING

Committee Room C-14
Tom Davies Square
2004-11-02

Commencement: 2:30 p.m.
Adjournment: 2:32 p.m.

DARRYL MATHÉ, MANAGER OF SUPPLIES & SERVICES, IN THE CHAIR

Present

D. Canniff, Risk Management/Insurance Officer; M. Hauta, Accountant; K. Lessard, Law Clerk; L. Lesar, Secretary to the Manager of Supplies & Services

Contract CPS04-14 RFP for Insurance Services

Contract CPS04-14, Proposals for Insurance Services for the City of Greater Sudbury {estimated at a cost of 2.5 million per year} were received from the following proponents:

PROPONENTS

Cambrian Insurance Brokers Limited
Frank Cowan Company Limited
CBL Sudbury

The foregoing tenders were turned over to the Risk Management /Insurance Officer for review and recommendation to the General Manager of Corporate Services who would report to City Council

Adjournment

The meeting adjourned at 2:32 p.m.

Chairman

Secretary

T.O.C. 2004-11-02 (1)

**MINUTES OF THE REGULAR BOARD MEETING
OF THE GREATER SUDBURY HOUSING CORPORATION
HELD ON TUESDAY, SEPTEMBER 28, 2004
IN THE BOARDROOM AT THE OFFICES OF THE
GREATER SUDBURY HOUSING CORPORATION
AT 5:00 P.M.**

RECEIVED

NOV 01 2004

In Attendance:

Mr. Alex Fex	-	Board Member
Mr. Ronald Bradley	-	Board Member
Ms. Frances Caldarelli	-	Board Member
Ms. Rita Clifford	-	Board Member
Mr. Mart Kivistik	-	Board Member
Ms. Madeleine Rochon	-	Board Member

Regrets:

Ms. Karen McCauley	-	Board Member
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Attending in a Staff Capacity:

Mr. Robert Sutherland	-	General Manager
Mr. Mark Scarfone	-	Manager of Operations
Mrs. Barb Dubois	-	Manager of Finance & Administration
Mr. Richard Munn	-	Manager of Technical Services
Ms. Debbie Cleaver	-	Executive Assistant (Recording Secretary)

(I) **CALL TO ORDER**

The Chair called the Regular Board Meeting to order.

(II) **DECLARATION OF CONFLICT OF INTEREST**

There were no conflicts of interest declared at this time.

(III) **APPROVAL OF AGENDA**

Motion #-04-120

Moved by Ms. M. Rochon and seconded by Mr. R. Bradley:

"RESOLVED THAT the revised agenda be accepted as distributed."

CARRIED

(IV) **APPROVAL OF MINUTES – Regular GSHC Board Meeting -
AUGUST 31, 2004**

Motion #04-121

Moved by Mr. R. Bradley and seconded by Mr. M. Kivistik:

"RESOLVED THAT The Minutes of the Regular Board Meeting of August 31, 2004 be adopted as circulated."

CARRIED

(V) **BUSINESS ARISING FROM THE LAST REGULAR MEETING**

There was no Business Arising From the Last Regular Meeting to discuss at this time.

(VI) ACTION ITEMS

1) ADMINISTRATION MANUAL RE-WRITE (Purchasing Section):

The submitted report was reviewed and noted with R. Sutherland and Senior Managers providing a more detailed verbal explanation of the process on the rewrite of the Administration Manual and its subsequent referral to CGS Housing Services for approval.

Motion #04-122

Moved by Mr. R. Bradley and seconded by Mr. M. Kivistik:

“BE IT RESOLVED THAT the Board of Directors of the Greater Sudbury Housing Corporation receive for information and review the relevant Sections of the old OHC Administration Manual which have been revised to reflect the City of Greater Sudbury as Service Manager, the current approved Greater Sudbury Housing Corporation’s acquisition practices and the draft Purchasing Bylaw Governing Procurement Policies and Procedures.”

CARRIED

2) HANMER HALLWAY / STAIRWELL WINDOW ISSUE

The submitted report was reviewed and noted with R. Sutherland providing a verbal explanation to the report.

The Board directed that the General Manager meet with the Manager of CGS Emergency Services to seek direction on this issue.

Motion #04-123

Moved by Mr. R. Bradley and seconded by Mr. M. Kivistik:

“BE IT RESOLVED THAT the Board of Directors of the Greater Sudbury Housing Corporation receive for information the submitted report.”

CARRIED

(VI) ACTION ITEMS (Continued)

**3) TERMINATION OF TRIPARTITE AGREEMENT
BETWEEN ICAN, LORNE PROPERTIES(STOP 2200) & THE GSHC**

The submitted report was reviewed and noted with R. Sutherland providing a more detail verbal explanation to the report.

Motion #04-124

Moved by Ms. F. Caldarelli and seconded by Mr. R. Bradley:

“BE IT RESOLVED THAT the Board of Directors of the Greater Sudbury Housing Corporation authorize the termination of the Tripartite Agreement between the GSHC, ICAN (formerly Participation Projects) and Lorne Properties (Heddington Holdings), the landlord of Stop 2200.”

CARRIED

(VII) REPORTS

1) Chair's Report

The Chair informed the Board on the petition he received from tenants of Attlee Street and Louis Street regarding the GSHC fencing policy. He explained that he will be responding to the tenants on their petition advising that GSHC staff will address their concerns according to existing policy.

R. Sutherland provided the Board members with background on the old fencing policy. M. Scarfone provided the Board with the specifics leading up to the petition being sent to the Chair. The Board of Directors agreed that more standard guidelines for the erection of fences is required which staff could develop while reviewing the fencing policy for implementation next spring.

The GSHC portfolio tour was discussed among the Board Members and it was agreed that a tour be scheduled for Friday, October 8th at 9:00 a.m.

(VII) REPORTS (Continued)

1) Chair's Report (Continued)

Motion #04-126

Moved by Mr. R. Bradley and seconded by Ms. M. Rochon:

"BE IT RESOLVED THAT the G.S.H.C. Board of Directors receive for information the Chair's verbal report for September, 2004"

CARRIED

2) General Manager's Report

The submitted report was reviewed and noted with the General Manager providing a verbal explanation to the report.

Motion #04-127

Moved by Mr. R. Bradley and seconded by Ms. F. Caldarelli:

"BE IT RESOLVED THAT the G.S.H.C. Board of Directors receive for information the General Manager's submitted report for September 2004"

CARRIED

3) Financial Report

The Manager of Finance & Administration provided a verbal summary on the submitted financial report.

Motion #04-125

Moved by Ms. M. Rochon and seconded by Mr. R. Bradley:

"BE IT RESOLVED THAT the GSHC Board of Directors receive for information purposes the submitted Executive Summary of Revenues and Expenses and the Budget Variance Commentary for the period of January 1, 2004 to August 31, 2004."

CARRIED

(VII) REPORTS (Continued)

4) Technical Services Manager's Report

The Technical Services Manager provided a verbal summary to the submitted reports.

Motion #04-128

Moved by Ms. M. Rochon and seconded by Mr. R. Bradley:

"BE IT RESOLVED THAT the GSHC Board of Directors receive the Technical Services Manager's report for information purposes.

AND BE IT FURTHER RESOLVED THAT the GSHC Board of Directors approve the changes to the capital works plan, including the addition or cancellation of jobs listed in the submitted report and transfers of approved capital funding between jobs as shown on the attached capital budget report."

CARRIED

5) Tender Committees

It was indicated that there were no Tender Committee reports to present at this time.

6) Tenant Placement Activity Report

The submitted report was reviewed and noted with the Manager of Operations providing a verbal summary to the report.

Motion #04-129

Moved by Ms. R. Clifford and seconded by Mr. R. Bradley:

"RESOLVED THAT the GSHC Board of Directors receive for information purposes the submitted Tenant Placement reports for September 2004:

"Move-Outs Annual Comparison"

"Reasons for Move-Outs"

CARRIED

(VII) REPORTS (Continued)

7) Operational Arrears Report

The Manager of Operations provided a verbal summary to the submitted report.

Motion #04-130

Moved by Mr. M. Kivistik and seconded by Mr. R. Bradley:

"RESOLVED THAT the GSHC Board of Directors receive the Operational Arrears Summary as of August 31, 2004 for information purposes."

CARRIED

(VIII) ITEMS FOR INFORMATION

The following items were distributed for information purposes to the Board

- 1) Letter from D. Desmeules, Housing Services Director – Short Form Tender Practices
- 2) Letter from M. Quigley – CMHA – Revised Management Structure
- 3) Summary of Minutes of Internal Review Committee Meetings of
– *August 26th September 2nd, September 8th and September 9th*
- 5) Letters of Agreement from Agencies accessing the Multi-Use Facility
- 6) Minutes of the Joint Health & Safety Committee Meeting of September 17, 2004
- 7) Sudbury Star Article RE: Fire In Scattered Unit
- 8) Next Steps Diversity Thrives Here!

(IX) OTHER BUSINESS

It was indicated that there was no other business to discuss at this time.

(X) MOVE TO IN-CAMERA SESSION

Motion #04-131

Moved by Mr. R. Bradley and seconded by Mr. M. Kivistik:

“BE IT RESOLVED THAT the GSHC Board of Directors move in-camera.”

CARRIED

MOVE OUT OF CAMERA SESSION

Motion #04-132

Moved by Mr. M. Kivistik and seconded by Ms. M. Rochon:

“BE IT RESOLVED THAT the GSHC Board of Directors move out of camera.”

CARRIED

(XI) BUSINESS ARISING OUT OF THE IN-CAMERA SESSION

There were no motions resulting from the In-Camera Session of the Board meeting.

(XII) DATE OF NEXT MEETING

The next regularly scheduled Board Meeting is Tuesday, October 26th, 2004 at 5:00 p.m.

(XIII) ADJOURNMENT OF MEETING

Motion #04-133

Moved by Mr. M. Kivistik and seconded by Ms. R. Clifford:

“RESOLVED THAT, there being no further business to bring before the Board, the meeting be adjourned.”

CARRIED

Meeting Adjourned: 7:00 p.m.



Alex Fex
Chair



Robert Sutherland
General Manager