

Minutes

City Council {ADOPTED}	2006-08-09
Planning Committee {ADOPTED}	2006-08-09
Planning Committee {ADOPTED}	2006-09-05
Priorities Committee {ADOPTED}	2006-08-09
Priorities Committee {ADOPTED}	2006-09-05
Special Meeting of Council {ADOPTED}	2006-08-09
Street Naming Committee {ADOPTED}	2006-09-05
Tender Opening Committee {RECEIVED}	2006-08-22
Tender Opening Committee {RECEIVED}	2006-08-29
Tender Opening Committee {RECEIVED}	2006-08-31
Property Standards Appeal Committee {RECEIVED}	2006-09-05
Greater Sudbury Housing Corporation {RECEIVED}	2006-06-27
Court of Revision - Hope Municipal Drain {RECEIVED}	2006-08-08

THE FIFTY-SEVENTH MEETING OF THE COUNCIL OF THE CITY OF GREATER SUDBURY

Council Chamber
Tom Davies Square

Wednesday, August 9, 2006
Commencement: 7:08 p.m.

HIS WORSHIP MAYOR DAVID COURTEMANCHE, IN THE CHAIR

Present

Councillors Berthiaume; Bradley; Caldarelli; Callaghan; Craig (D8:57pm); Gainer; Gasparini (D8:00pm); Kett; Rivest; Thompson

City Officials

M. Mieto, Chief Administrative Officer; C. Matheson, General Manager of Community Development; D. Nadorozny, General Manager of Growth & Development; G. Clausen, Acting General Manager of Infrastructure & Emergency Services; C. Hallsworth, Executive Director of Administrative Services; L. Hayes, CFO/Treasurer; R. Swiddle, City Solicitor; G. Lamothe, Manager of Communications & French Language Service; Staff Insp. A. Lekun, Executive Officer to the Chief of Police, Greater Sudbury Police; C. Dent, Manager of Recreation; D. Desmeules, Manager of Housing Services; N. Benkovich, Director of Water/Wastewater Services; B. Lautenbach, Director of Planning Services; D. Braney, Acting Director of Solid Waste; T. Beadman, Director of Emergency Management; A. Haché, City Clerk; F. Bortolussi, Planning Committee Secretary; CJ Caporale, Council Secretary

Others

D. Reeves, President & CEO, Greater Sudbury Utilities Inc.

News Media

Sudbury Star; MCTV; CIGM; Channel 10 News; Le Voyageur; Northern Life; CBC Radio-Canada; Big Daddy

Declarations of Pecuniary Interest

Councillor Rivest declared a conflict regarding Item C-7 (Topsoil Committee Minutes) as his family owns a landscaping business.

Councillor Gasparini declared a conflict regarding Item R-1 (Contract 2006-16 - Kingsway Four Laning) as her family owns property on the Kingsway.

Rules of Procedure

Council, by a two-thirds majority, agreed to dispense with the Rules of Procedure and deal with a Delegation (Greater Sudbury Utilities Inc., Smart Meters), not on the Agenda, after Item 4 (Landfill Gas Generation Project).

PRESENTATIONS

Item 4 Landfill Gas Generation Project

Ms. Danielle Braney, Acting Director of Solid Waste provided Council with an electronic presentation regarding an update on the sale of landfill gas. Ms. Braney gave a break-down of target dates and steps that were completed since the fall of 2005. She briefly explained the various systems involved with the production of landfill gas: collection and flaring system, landfill site and collection system, connection to blower, flaring system, flaring tower. She provided gas production rates stating that results were better than expected and will increase with continued site filling.

Ms. Braney outlined regulatory approval requirements and agreements between City of Greater Sudbury, Greater Sudbury Utilities, Genco and Toromont. She also stated that the MOE has made a standard offer in March 2006 to buy electricity at 11¢ per kw for 20 years, an additional 3.52¢ incentive for performance for output at peak time. She also indicated that equipment is on order and that construction of the plant should proceed spring of 2007.

Ms. Braney stated that projected revenues based on the standard offer are approximately \$300,000 to \$800,000 dependant of the type of financial arrangement. Future expansion would depend on the amount of waste added to the landfill site which would allow for the potential to add more engines and to capture more gas from an anaerobic digester.

Greater Sudbury Utilities Inc., Smart Meters

Mr. Doug Reeves, President & CEO, Greater Sudbury Utilities Inc. provided Council with an electronic presentation entitled "*Ontario's Smart Meter Initiative*".

Mr. Reeves stated that Ontario's Smart Meter will provide customers with consumption information that will allow them to manage their demand for electricity and see how much electricity a customer uses each hour of the day. Customers will have access to data by telephone or internet the following day.

He indicated that approximately 800,000 Smart Meters will be installed by December 31, 2007, and all Ontario customers by December 31, 2010. He stated that Smart Meters will indicate the "Time of Use Rates" which will provide the Time-of-Use Period, Time-of-Use Price per kWh, day of the week and time-of-day electricity has been used.

Mr. Reeves advised that there would be a \$3.50 per month charge for the Smart Meter and associated systems, however, by reducing consumption or by consuming power during the off peak periods, the customer can reduce the electricity portion of the hydro bill.

MATTERS ARISING FROM THE PRIORITIES COMMITTEE - 2006-08-09

Approval of Priorities Committee Recommendations

2006-792 Thompson-Craig: THAT Priorities Recommendation 2006-134 to and including Priorities Recommendation 2006-137, approved at the Priorities Committee Meeting of 2006-08-09, be adopted.

CARRIED

Canada-Ontario Affordable Housing Program (Option One)

2006-793 Thompson-Craig: THAT Housing Services proceed with the implementation of the Canada-Ontario Affordable Housing Program (AHP) as per **Option One** outlined in report dated May 31st, 2006 from the General Manager of Community Development;

AND THAT Council approve the submission of the **Option One** Delivery Plan attached to said report to the Ministry of Municipal Affairs and Housing for approval;

AND THAT Council authorize the Manager of Housing Services to sign such administration agreements, contribution agreements and such other agreements with the Ministry of Municipal Affairs and Housing and approve participants as may be required to participate and implement the AHP, and allocate funding under the AHP in accordance with the AHP requirements and guidelines.

DEFEATED

Canada-Ontario Affordable Housing Program (Option Two)

2006-794 Gasparini-Berthiaume: THAT Housing Services proceed with the implementation of the Canada-Ontario Affordable Housing Program (AHP) as per **Option Two** outlined in report dated May 31st, 2006 from the General Manager of Community Development;

AND THAT Council approve the submission of the **Option Two** Delivery Plan attached to said report to the Ministry of Municipal Affairs and Housing for approval;

AND THAT Council authorize the Manager of Housing Services to sign such administration agreements, contribution agreements and such other agreements with the Ministry of Municipal Affairs and Housing and approve participants as may be required to participate and implement the AHP, and allocate funding under the AHP in accordance with the AHP requirements and guidelines.

CARRIED

Street Naming Policy

2006-795 Gasparini-Berthiaume: THAT Priorities Committee approve the Street Naming Policy as outlined in Resolution #2006-08 of the Street Naming Committee.

DEFEATED

Street Naming Policy
(continued)

2006-796 Thompson-Gasparini: THAT Priorities Committee approve the Street Naming Policy as outlined in Resolution #2006-08 of the Street Naming Committee;

With the exception of the portion dealing with street designations;

AND THAT street designations be referred to staff.

CARRIED

MATTERS ARISING FROM THE PLANNING COMMITTEE - 2006-08-09

Approval of Planning
Committee
Recommendations

2006-797 Thompson-Craig: THAT Planning Recommendation 2006-163 to and including Priorities Recommendation 2006-185, approved at the Planning Committee Meeting of 2006-08-09, be adopted.

CARRIED

2022 Lasalle Blvd.,
Sudbury
L.A. & T. Faganely

2006-798 Bradley-Caldarelli: THAT the application by L.A. & T. Faganely to amend By-law 95-500Z being the Zoning By-law for the (former) City of Sudbury to change the zoning classification of the lands forming Parcel 18155 S.E.S., Part of Lot 18, Plan M-280, Lot 11, Concession 6, Township of Neelon, Sudbury, from "R1", Single Residential to "R1-Special", Single Residential-Special, be approved, subject to the following conditions:

1. The permitted uses be limited in the amending by-law to a residential dwelling and a business and professional office but not including a medical office, provided that the total business and professional office area does not exceed 83m².
2. Signage be limited in the amending by-law to one ground sign with a maximum total sign area of 1.5m² and a maximum height of 1.83m.
3. That prior to the enactment of the amending by-law the owner shall have entered into a site plan agreement for the development of the subject lands.

CARRIED

1006 South Lane Rd.,
Sudbury
Barbara & Lawrence
Lammi

2006-799 Caldarelli-Bradley: THAT the application by Barbara and Lawrence Lammi to amend By-law 95-500Z being the Zoning By-law for the (former) City of Sudbury by changing the zoning classification of part of Parcel 7115 S.E.S. in Lot 2, Concession 4, Township of Broder from "RU", Rural to "R1.D2.5", Single Residential be approved subject to the following condition:

1006 South Lane Rd.,
Sudbury
Barbara & Lawrence
Lammi
(continued)

1. That the applicants provide the Development Approvals Section with a registered survey plan outlining the lands to be rezoned to enable the preparation of an amending zoning by-law.

CARRIED

189 & 191 Graham
Rd., & 106 Paul St.,
Whitefish
Bill Martin Bus Lines

2006-800 Bradley-Caldarelli: THAT the application by Bill Martin Bus Lines to amend By-law 83-303 being the Comprehensive Zoning By-law for the (former) Town of Walden as it applies to Parcels 18456, 24662 and 12874 S.W.S., Lots 28, 29 and 43, Plan M-245, Lot 12, Concession 2, Township of Graham, Whitefish, by changing the zoning classification from "R1.D7.5-2" Single Residential Special Zone to "R1.D7.5", Single Residential Zone be approved, subject to the following:

1. That Lots 28 and 29, Plan M-245 be placed in a Holding "R1.D7.5" zone until an environmental assessment is completed to ensure the lots can be developed for residential uses to the satisfaction of the Chief Building Official;
2. That the fees for lifting the "H" Holding provision be waived.

CARRIED

344 Yollie St., Sudbury
Lauriat Chamberland

2006-801 Caldarelli-Bradley: THAT Condition 4 be amended to provide for nine months instead of six months.

CARRIED

2006-802 Bradley-Caldarelli: THAT Condition 2 b)l) be amended to delete the words "a home base operation for".

CARRIED

2006-803 Caldarelli-Bradley:

1. That the application by Lauriat Chamberland to amend the Official Plan for the Sudbury Planning Area by redesignating the lands forming Parcel 15170 S.E.S., Lot 67, Plan M-231, Lot 9, Concession 3, Neelon Township from Low Density Residential to Linear Mixed Use be approved subject to the following:
 - a) That prior to the adoption of the Official Plan amendment, the owner shall have made arrangements for the use of part of the adjacent City owned lands to the north including provisions for landscaping to the satisfaction of the City of Sudbury.

344 Yollie St., Sudbury
Lauriat Chamberland
(continued)

2. That the application by Lauriat Chamberland to amend By-law 95-500Z being the Zoning By-law for the (former) City of Sudbury to change the zoning classification of Parcel 15170 S.E.S., Lot 67, Plan M-231, Lot 9, Concession 3, Neelon Township, from "R1", Single Residential Zone to "C6-Special", Highway Commercial Special Zone be approved subject to the following:
 - a) That prior to the enactment of the amending by-law the owner shall have entered into a site plan agreement with the City.
 - b) That the amending by-law:
 - i) limit the use of the property to a single detached dwelling and a roofing business permitting accessory parking for employees and outside storage of roofing materials in the rear yard;
 - ii) provide an exception eliminating the required landscape strip adjacent to the residential zone to the north.
3. And whereas that part of the City owned lands to be used for parking are to be included in the amending by-law, that in accordance with Section 34(17) of the Planning Act, no further notice is to be given in respect of the proposed by-law.
4. And that the approval shall lapse nine months from the date of Council's decision unless the imposed conditions 1 a) and 2 a) have been fulfilled.

CARRIED

532 Shirley St.,
Chelmsford
Muguette & Gerald
Bouffard

2006-804 Bradley-Caldarelli: THAT Condition 1 be amended as follows:

That a second driveway be permitted and required to be relocated at the owner's expense if and when Edna Street is opened.

CARRIED

2006-805 Bradley-Caldarelli: THAT the application by Muguette and Gerald Bouffard to amend Zoning By-law 83-302 being the Comprehensive Zoning By-law for the (former) Town of Rayside-Balfour by changing the zoning classification on lands described as Parcel 17139 S.W.S., Lot 16, Plan M-446 in Lot 1, Concession 2, Township of Balfour from "R1.D18", Single

532 Shirley St.,
Chelmsford
Muguette & Gerald
Bouffard
(continued)

Residential to "R2.D36", Double Residential be approved subject to the following condition:

1. That a second driveway be permitted and required to be relocated at the owner's expense if and when Edna Street is opened.

CARRIED

1115 & 1129 Belfry
Ave., Sudbury
Lasalle Boulevard
Investment Inc

2006-806 Caldarelli-Bradley: THAT the application by Lasalle Boulevard Investment Inc. to amend By-law 95-500Z being the Zoning By-law for the (former) City of Sudbury to change the zoning classification of Part 1, Plan 53R-17853, Part 4, Plan 53R-17362, Part of Lot 9, Plan M-170, Part 11, Plan 53R-17876, Lot 1, Concession 5, Township of McKim, Sudbury from "R4", Multiple Residential to "C5", Shopping Centre Commercial, be approved subject to the following:

- a) That the amending by-law provide an exception to permit a maximum fence height of 2.44 metres.

CARRIED

1774 & 1794 Pioneer
Rd., Sudbury
Gloria & Mike Prevost

2006-807 Bradley-Caldarelli: THAT the application by Gloria and Mike Prevost (Agent: Olivier's Truck Repair Inc.) to amend By-law 95-500Z being the Zoning By-law for the (former) City of Sudbury to change the zoning classification of the lands forming Parcels 23453 and 23454 S.E.S., Lot 11, Concession 5, Township of Dill, Sudbury from "R1.D7.5", Single Residential and "M1-34", Light Industrial/Service Commercial Special to a revised "M1-Special", Light Industrial/Service Commercial Special be approved subject to the following:

- a) That the permitted uses be limited in the by-law to a commercial or public garage and accessory uses restricted to the existing non-residential buildings.
- b) That an "H" Holding provision be applied to the zoning on Parcel 23454 S.E.S. (1774 Pioneer Road) to be lifted following the execution of an amended site plan agreement including the lands in Parcel 23454 S.E.S. (1774 Pioneer Road).

CARRIED

Consent Agenda

2006-808 Caldarelli-Bradley: THAT Items C-1 to C-6 contained in Part 1, Consent Agenda, be adopted.

CARRIED

Extension to Draft
Approval, Sandra St.,
Garson - Zulich
Development Corp.

2006-809 Bradley-Caldarelli: THAT upon payment of the processing fee of \$1,475.00 prior to the September 4th, 2006 lapsing date, the conditions of draft approval of the draft plan of subdivision of Parcel 48390 S.E.S. in Lot 6, Concession 1, Township of Garson, File # 780-3/90009, be amended as follows:

a) By deleting Condition # 20. and replacing it with the following:

20. That this draft approval shall lapse on September 4th, 2009 and;

b) By deleting condition #15 and replacing it with the following:

15. That the subdivision agreement contain provisions whereby the developer will be required to make a cash contribution to relay two sections of sanitary sewer and/or construct a diversion sewer to allow for sufficient sanitary sewer capacity for this subdivision, to the satisfaction of the Director of Planning Services. The proportion of the cost allocated to Fabian Subdivision is \$9,650.00. Should the development not proceed within this three year draft plan extension, the allocated cost will be revised to reflect current construction costs.

c) By deleting condition #24 and replacing it with the following:

24. Prior to the submission of servicing plans, the owner shall, to the satisfaction of the Director of Planning Services, provide an updated geotechnical report prepared, signed, sealed and dated by a geotechnical engineer licensed in the Province of Ontario. Said report shall, as a minimum, provide factual information on the soils and ground water conditions within the proposed development. Also, the report should include design information and recommend construction procedures for storm and sanitary sewers, stormwater management facilities, watermains, roads to a 20 year design life, the mass filling of land, surface drainage works, erosion control, slope stability, slope treatment and building foundations. The geotechnical information on building foundations shall be to the satisfaction of the Chief Building Official and Director of Planning Services."

d) By adding the following conditions:

25. That the developer prepare a sediment control plan for the construction phase of the project to the satisfaction of the Nickel District Conservation Authority and the Director of Planning Services.
26. The owner shall provide a detailed lot grading plan prepared, signed, sealed, and dated by a professional civil engineer with a valid certificate of authorization for the proposed lots as part of the submission of servicing plans. This plan must show finished grades around new houses, retaining walls, sideyards, swales, slopes and lot corners. The plan must show sufficient grades on boundary properties to mesh the lot grading of the new site to existing properties.
27. Prior to the submission of servicing plans, the owner shall have a stormwater management report and plan prepared, signed, sealed, and dated by a professional engineer with a valid certificate of authorization. Said report shall establish how the quantity and quality of stormwater will be managed for the subdivision development and assess the impact of stormwater runoff from this developed subdivision on abutting lands, on the downstream storm sewer outlet systems and on downstream watercourses. The report shall deal with the control of both the 1:5 year and Regional Storm events, so as to limit the volume of flow generated on the site to pre-development levels. The Regional Storm flow path is to be set out on the plan(s). The report shall set out any necessary improvements to downstream storm sewers and water courses. The civil engineering consultant shall meet with the Development Approvals Section prior to commencing the stormwater management report.
28. The owner shall be required to have all stormwater management facilities constructed and approved by the City prior to initial acceptance of roads and sewers or at such time as the Director of Planning Services may direct. The owner shall provide lands for said facilities as required by the City.

Extension to Draft
Approval, Sandra St.,
Garson - Zulich
Development Corp.
(continued)

29. Streetlights for this subdivision will be designed and constructed by Greater Sudbury Hydro Plus Inc. at the cost of the owner.
30. That the developer provide a utilities servicing plan showing the location of all utilities including City services, Hydro, Bell, Union Gas and Persona. This plan must be to the satisfaction of the Director of Planning Services and must be provided prior to construction for any individual phase.

CARRIED

Road Closure &
Declaration of Surplus
Land, Moyle St.,
Valley East

2006-810 Caldarelli-Bradley: THAT the property legally described as PIN 73498-0559 (LT) formerly Parcel 16973 S.E.S., Moyle Street, Plan M-296, and PIN 73498-0557 (LT) formerly Parcel 16973 S.E.S., Block C, Plan M-296, Township of Blezard, Sudbury, be closed by By-Law and declared surplus to the City's needs.

CARRIED

Declaration of Surplus
Vacant Land, Sunny
Street, Garson

2006-811 Caldarelli-Bradley: THAT the property legally described as Parcel 5803 S.E.S., part of Lot 3, Concession 4, Township of Garson, City of Greater Sudbury, Sunny Street (unopened), Garson, be declared surplus to the City's needs and closed by By-law.

CARRIED

Declaration of Surplus
Vacant Land,
Valleyview Rd.,
Val Caron

2006-812 Caldarelli-Bradley: THAT the property legally described as part of Parcel 4752 S.E.S., Lots 1 to 112 inclusive, Plan M-1085, and Lots 19 to 26 inclusive, and Block 'B', Plan M-1086, part of Lot 7, Concession 5, Township of Blezard, Valleyview Road, Val Caron, be declared surplus to the City's needs.

CARRIED

Declaration of Surplus
Vacant Land, Carriere
Street, Chelmsford

2006-813 Caldarelli-Bradley: THAT the property legally described as Parcel 16103 S.W.S. together with a right-of-way over Parcel 1577 S.W.S., part of Lot 3, Concession 2, Township of Rayside, Carriere Street, Chelmsford, be declared surplus to the City's needs.

CARRIED

Declaration of Surplus
Vacant Land, Birch
Lane, Garson

2006-814 Caldarelli-Bradley: THAT the property legally described as Parcel 10235 S.E.S., part of Lot 5, Concession 2, Township of Garson, Birch Lane, Garson, be declared surplus to the City's needs.

CARRIED

C.C. 2006-08-09

(57TH)

(10)

In Camera

2006-815 Caldarelli-Bradley: That we move "In Camera" to deal with property matters in accordance with Article 15.5 of the City of Greater Sudbury Procedure By-law 2006-100 and the Municipal Act, 2001, s.239(2).

CARRIED

Vesting of Property
from the September,
2005 Public Tax Sale
O'Neil Dr., Garson

2006-816 Caldarelli-Bradley: THAT Council of the City of Greater Sudbury vest vacant land on O'Neil Drive, Garson legally described as PIN 73494-0078, part of Lot 7, Concession 1, being Part 3 on Plan 53R-11721, Township of Garson, City of Greater Sudbury;

AND THAT the total taxes, including penalties, owing to the date of vesting be written off as uncollectible.

CARRIED

Sale of Land
Mumford Dr., - Walden
Industrial Park

2006-817 Caldarelli-Bradley: THAT Council of the City of Greater Sudbury authorize the sale of Parcel 31095 S.W.S. being Part 6 on Plan 53R-11854, and part of Parcel 30457 S.W.S., part of Lot 4, Concession 5, Township of Waters, District of Sudbury, Mumford Drive, Walden Industrial Park to Cast Resources Equipment Ltd.;

AND THAT a By-law be passed authorising the execution of the documents required to complete the real estate transaction;

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

CARRIED

Sale of Land
Magill Street - Walden
Industrial Park

2006-818 Caldarelli-Bradley: THAT Council of the City of Greater Sudbury authorize the sale of part of PIN 73376-0288(LT), part of Lot 5, Concession 5, being Parts 2 and 4 on Plan 53R-16847, Township of Waters, District of Sudbury, Magill Street, Walden Industrial Park to Carriere Industrial Supply Limited;

AND THAT a By-law be passed authorising the execution of the documents required to complete the real estate transaction;

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

CARRIED

Purchase of Land
Contract #2006-19
Lasalle Blvd. Road
Improvements
163 Lasalle Blvd.,
Sudbury

2006-819 Caldarelli-Bradley: THAT Council of the City of Greater Sudbury authorize the purchase of 163 Lasalle Boulevard, Sudbury, legally described as PIN 02127-0331 (LT), Part of Lot 4, Concession 5, Sudbury, from Jeston Hawes and Lise Hawes;

AND THAT a By-law be passed authorizing the execution of the documents required to complete the real estate transaction;

Purchase of Land
Contract #2006-19
Lasalle Blvd. Road
Improvements
163 Lasalle Blvd.,
Sudbury
(continued)

AND THAT Council of the City of Greater Sudbury abandon the
expropriation of 163 Lasalle Boulevard by rescinding By-Law
2006-163E;

AND THAT the acquisition be funded from the 2006 Capital Roads
Project Budget.

CARRIED

PART I **CONSENT AGENDA**

Consent Agenda

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

2006-820 Thompson-Craig: THAT Items C-1 to C-25 inclusive,
contained in Part I, Consent Agenda, be adopted, with the exception
of Item C-7 (Topsoil Committee Minutes), as otherwise dealt with.

CARRIED

MINUTES

Item C-1
Report No. 56
City Council
2006-07-12

2006-821 Craig-Thompson: THAT Report No. 56, City Council
Minutes of 2006-07-12 be adopted.

CARRIED

Item C-2
Report No. 51
Planning Committee
2006-07-12

2006-822 Craig-Thompson: THAT Report No. 51, Planning
Committee Minutes of 2006-07-12 be adopted.

CARRIED

Item C-3
Report No. 51
Priorities Committee
2006-07-12

2006-823 Craig-Thompson: THAT Report No. 51, Priorities
Committee Minutes of 2006-07-12 be adopted.

CARRIED

Item C-4
Report No. 14
Special Meeting of
City Council
2006-07-28

2006-824 Thompson-Craig: THAT Report No. 14, Special Meeting
of City Council Minutes of 2006-07-28 be adopted.

CARRIED

Item C-5
Report No. 12
Street Naming
Committee
2006-06-19

2006-825 Berthiaume-Thompson: THAT Report No. 12, Street
Naming Committee Minutes of 2006-06-19 be adopted.

CARRIED

Item C-6
Report No. 13
Street Naming
Committee
2006-06-27

2006-826 Berthiaume-Thompson: THAT Report No. 13, Street Naming Committee Minutes of 2006-06-27 be adopted.

CARRIED

Item C-7
Report No. 4
Topsoil Committee
2006-07-25

See Page 18.

Item C-8
TOC
2006-07-11

2006-827 Berthiaume-Thompson: THAT the Tender Opening Committee Minutes of 2006-07-11 be received.

CARRIED

Item C-9
TOC
2006-07-12

2006-828 Kett-Rivest: THAT the Tender Opening Committee Minutes of 2006-07-12 be received.

CARRIED

Item C-10
TOC
2006-07-13

2006-829 Kett-Rivest: THAT the Tender Opening Committee Minutes of 2006-07-13 be received.

CARRIED

Item C-11
TOC
2006-07-14

2006-830 Kett-Rivest: THAT the Tender Opening Committee Minutes of 2006-07-14 be received.

CARRIED

Item C-12
TOC
2006-07-18

2006-831 Kett-Rivest: THAT the Tender Opening Committee Minutes of 2006-07-18 be received.

CARRIED

Item C-13
TOC
2006-07-25

2006-832 Kett-Rivest: THAT the Tender Opening Committee Minutes of 2006-07-25 be received.

CARRIED

Item C-14
TOC
2006-07-27

2006-833 Rivest-Kett: THAT the Tender Opening Committee Minutes of 2006-07-27 be received.

CARRIED

Item C-15
TOC
2006-07-31

2006-834 Rivest-Kett: THAT the Tender Opening Committee Minutes of 2006-07-31 be received.

CARRIED

Item C-16
TOC
2006-08-01

2006-835 Rivest-Kett: THAT the Tender Opening Committee Minutes of 2006-08-01 be received.

CARRIED

Item C-17
Report No. 18
Sudbury Metro Centre
2006-05-23

2006-836 Rivest-Kett: THAT Report No. 18, Sudbury Metro Centre Board of Directors Minutes of 2006-05-23 be received.

CARRIED

Item C-18
Flour Mill BIA
2006-06-13

2006-837 Rivest-Kett: THAT the Report of the Flour Mill Business Improvement Association Minutes of 2006-06-13 be received.

CARRIED

Item C-19
Report No. 9
Property Standards
Appeal Committee
2006-07-12

2006-838 Kett-Rivest: THAT Report #9, Property Standards Appeal Committee Minutes of 2006-07-12 be received.

CARRIED

TENDERS

Item C-20
Contract 2006-23
Vermillion Lake Road
at McKenzie Creek
Bridge Replacement

Report dated 2006-07-27 from the General Manager of Infrastructure & Emergency Services regarding Tender Award - Contract 2006-23 - Vermillion Lake Road at McKenzie Creek Bridge Replacement was received.

The following resolution was presented:

2006-839 Rivest-Kett: THAT the tender for Contract 2006-23, Vermillion Lake Road at McKenzie Creek Bridge Replacement be awarded to R.M. Belanger Limited in the amount of \$849,842.28 (including GST), being the lowest tender meeting all requirements;

AND THAT the shortfall in funding will be provided from the 2006 Capital Roads Program, as outlined in the report dated July 27, 2006 from the General Manager of Infrastructure & Emergency Services.

CARRIED

Item C-21
Contract IES06-32
RFP - Supply &
Installation of User
Pay Truck Bulk Water
Dispensing System

Report dated 2006-07-24 from the General Manager of Infrastructure & Emergency Services regarding Contract IES06-32 RFP for Supply and Installation of User Pay Truck Bulk Water Dispensing System was received.

The following resolution was presented:

2006-840 Kett-Rivest: THAT Contract IES06-32 - Request for Proposal for the Supply and Installation of User-pay Truck Bulk Water Dispensing Systems be awarded to Metcon Sales and Engineering Limited in the amount of \$150,920.00 (including GST), being the lowest tender meeting all requirements;

AND THAT the Mayor and City Clerk be authorized to sign all documentation related to this matter.

CARRIED

Item C-22
RFP - Playground
Equipment

Report dated 2006-07-24, with attachments, from the General Manager of Community Development regarding Request for Proposal for the Purchase of Playground Equipment was received.

The following resolution was presented:

2006-841 Rivest-Kett: THAT the following suppliers be awarded Contract CDS06-23, RFP for the purchase of playground equipment;

AND THAT CRCS Recreation (Little Tykes) be approved to supply play structures under \$20,000, play structures under \$30,000 and to supply a fitness station;

AND THAT Belair Recreational Products Inc. be approved to supply play structures under \$40,000 and to supply the following equipment: digger toys, free standing slides and swing bays;

AND THAT Henderson Recreation Equipment Limited be approved to supply spring toys.

CARRIED

ROUTINE MANAGEMENT REPORTS

Item C-23
Noise By-law
Exemption - FESACS

Report dated 2006-07-28, with attachments, from the Executive Director of Administrative Services regarding Noise By-law Exemption - Festival Afro-Caribéen de Sudbury/Afro-Caribbean Festival of Sudbury (FESACS) was received.

The following resolution was presented:

2006-842 Kett-Rivest: THAT this Council has no objection to the granting of an exemption to Chapter 776 of the former City of Sudbury Municipal Code (Noise By-law) to FESACS (Festival Afro-Caribéen de Sudbury/Afro-Caribbean Festival of Sudbury) to be held on September 2, 2006 at École Sacré-Coeur, 261 Notre-Dame Avenue, Sudbury between the hours of 10:00 a.m. to 11:00 p.m.;

AND FURTHER THAT this approval be subject to the conditions as attached in Schedule 'A'.

CARRIED

SCHEDULE 'A' **CONDITIONS:**

1. That the special event organizer shall ensure the provision of adequate clean-up of the site and those properties adjacent to the event immediately following the event;
2. That the event representative ensure emergency vehicles have access to the event area and that barricades be set up to ensure crowd control;
3. That all Ontario Fire Code regulations must be adhered to, in particular, with respect to Section 2.8 that indicates a Fire Safety Plan is required for this event;
4. That no bonfires of any kind, barbecues or similar types of cooking devices shall be operated on the site without the consent of the Fire Chief, and that an approved fire extinguisher be provided for each of the foregoing;
5. That no glassware be permitted outside the premises;
6. That no outside entertainment system be permitted, however, if outdoor amplified sound equipment is in use, all speakers and speaker stacks shall be positioned to tilt downward into the crowd versus projecting straight over the crowd or adjoining properties;

Item C-23
Noise By-law
Exemption - FESACS
(continued)

7. That the special event organizer, or his designate, must be present on the site during the entire duration of the event;
8. That any tent be erected in accordance with the provisions of the Ontario Building Code.
9. The event organizer shall notify the neighbours and provide the City Clerk with a copy of said notification.

Item C-24
Noise By-law
Exemption - Ride to the Wall

Report dated 2006-07-28, with attachments, from the Executive Director of Administrative Services regarding Noise By-law Exemption - Royal Canadian Legion Branch 224 - Ride to the Wall Event was received.

The following resolution was presented:

2006-843 Bradley-Berthiaume: THAT this Council has no objection to the granting of an exemption to Chapter 776 of the former City of Sudbury Municipal Code (Noise By-law) to The Royal Canadian Legion Branch 224, at 41 Veterans Road, Copper Cliff. The request is made to facilitate their third annual Ride to the Wall from 4:00 p.m. to 1:00 a.m., Saturday, August 26, 2006, with music from 9:00 p.m. to 1:00 a.m., and with an anticipated attendance of approximately 200-300 people during the course of the event;

AND FURTHER THAT this approval be subject to the conditions as attached in Schedule 'A'.

CARRIED

SCHEDULE 'A'
CONDITIONS:

1. That the special event organizer shall ensure the provision of adequate clean-up of the site and those properties adjacent to the event immediately following the event;
2. That the event representative ensure emergency vehicles have access to the event area and that barricades be set up to ensure crowd control;
3. That all Ontario Fire Code regulations must be adhered to, in particular, with respect to Section 2.8 that indicates a Fire Safety Plan is required for this event;
4. That no bonfires of any kind, barbecues or similar types of cooking devices shall be operated on the site without the consent of the Fire Chief, and that an approved fire extinguisher be provided for each of the foregoing;

Item C-24
Noise By-law
Exemption - Ride to
the Wall
(continued)

5. That no glassware be permitted outside the premises;
6. That no outside entertainment system be permitted, however, if outdoor amplified sound equipment is in use, all speakers and speaker stacks shall be positioned to tilt downward into the crowd versus projecting straight over the crowd or adjoining properties;
7. That the special event organizer, or his designate, must be present on the site during the entire duration of the event.
8. That any tent be erected in accordance with the provisions of the Ontario Building Code.
9. The event organizer shall notify the neighbours and provide the City Clerk with a copy of said notification.

Item C-25
Taxi Tariff Review

Report dated 2006-07-26, with attachments, from the General Manager of Growth & Development regarding Taxi Tariff Review was received.

The following resolution was presented:

2006-844 Callaghan-Bradley: THAT Council accept the Taxi Tariff Review Report as submitted and approve the recommendations as set out by the Chief Taxi Inspector, specifically;

AND THAT Council approve a taxi tariff increase of 4% effective September 1, 2006;

AND THAT Council approve the increase in taxi plates available in Zone 1 from the current 88 to allow 91 to be issued based on the increase in population and Taxi By-law 2003-3 formula.

CARRIED

Item C-7
Report No. 4
Topsoil Committee
2006-07-25

The following resolution was presented:

2006-845 Thompson-Berthiaume: THAT Report No. 4, Topsoil Committee Minutes of 2006-07-25 be adopted.

CARRIED

Declaration of
Pecuniary Interest

Councillor Rivest, having declared a conflict of interest in the foregoing matter, did not take part in the discussion, vote on any matter or try to influence the vote in respect thereof.

PART II

REGULAR AGENDA

MANAGERS' REPORTS

Item R-1
Contract 2006-16
Kingsway Four Laning

Report dated 2006-07-27 from the General Manager of Infrastructure & Emergency Services regarding Tender Award - Contract 2006-16 - Kingsway (MR 55) Four Laning - Falconbridge Road to was received.

The following resolution was presented:

Bradley-Craig: THAT the tender for Contract 2006-16, Kingsway (MR 55) Four Laning - Falconbridge Road to By-Pass, be awarded to Pioneer Construction Inc. in the amount of \$12,162,877.72 (including GST), being the lowest tender meeting all requirements;

AND THAT the shortfall in funding will be provided from the 2007 and 2008 Capital Roads Budget;

AND THAT staff be directed to investigate alternative funding sources such as Federal Gas Taxes or recovery from a future Development Charges By-Law, as outlined in the report dated August 2, 2006 from the General Manager of Infrastructure and Emergency Services.

Amendment to the
Resolution

Councillor Caldarelli requested the following amendment to the foregoing recommendation:

2006-846 Caldarelli-Rivest: THAT the amount of \$12,162,877.72 in the first paragraph be deleted and replaced with \$8,400,000.

DEFEATED

Main Motion
(continued)

The following resolution was once again presented:

2006-847 Bradley-Craig: THAT the tender for Contract 2006-16, Kingsway (MR 55) Four Laning - Falconbridge Road to By-Pass, be awarded to Pioneer Construction Inc. in the amount of \$12,162,877.72 (including GST), being the lowest tender meeting all requirements;

AND THAT the shortfall in funding will be provided from the 2007 and 2008 Capital Roads Budget;

AND THAT staff be directed to investigate alternative funding sources such as Federal Gas Taxes or recovery from a future Development Charges By-Law, as outlined in the report dated August 2, 2006 from the General Manager of Infrastructure and Emergency Services.

Item R-1
Contract 2006-16
Kingsway Four Laning
(continued)

RECORDED VOTE:

YEAS

Bradley
Callaghan
Craig
Gainer
Kett
Thompson
Mayor Courtemanche

NAYS

Berthiaume
Caldarelli
Rivest

CARRIED

Declaration of
Pecuniary Interest

Councillor Gasparini, having declared a conflict of interest in the foregoing matter, did not take part in the discussion, vote on any matter or try to influence the vote in respect thereof.

BY-LAWS

THE FOLLOWING BY-LAW APPEARED FOR TWO READINGS:

2006-176 2 A BY-LAW OF THE CITY OF GREATER SUDBURY TO ESTABLISH WATER RATES AND CHARGES FOR CERTAIN PROPERTIES IN THE SKEAD AREA OF THE CITY OF GREATER SUDBURY (SKEAD HERITAGE HOMES INC.)

Report dated 2006-07-27 from the General Manager of Infrastructure & Emergency Services regarding Skead Heritage Homes Inc. Safe Drinking Water Act Order was received.

(The City received a Notice of Intention to Issue Order under Section 114 of the *Safe Drinking Water Act*. This report outlines the history of the subject property and the responsibilities of the City under the Act, along with recommendations and suggestions.)

Skead Heritage
Homes Inc.

Letter dated 2006-08-08 from Ms. Shelley Martel, MPP, Nickel Belt regarding the above matter was tabled.

The following resolution was presented:

2006-848 Caldarelli-Thompson: THAT the City provide a formal response to the Director of the Ministry of the Environment on the Skead Heritage Homes Inc. Safe Drinking Water Act Order and Notice indicating its concurrence with the Order;

AND THAT the City explore avenues for developing alternative systems to provide safe drinking water to these residents.

CARRIED

BY-LAWS (continued)

Motion for Deferral

With the concurrence of Council, Councillor Callaghan moved that By-law 2006-176 be deferred in order that staff could develop alternative systems in order to provide safe drinking water for the residents of the Skead Heritage Homes Inc.

THE FOLLOWING BY-LAWS APPEARED FOR THREE READINGS:

- | | | |
|-----------|---|--|
| 2006-155 | 3 | <p>A BY-LAW OF THE CITY OF GREATER SUDBURY TO AUTHORIZE GRANTS FOR VARIOUS NON-PROFIT ORGANIZATIONS AS ECONOMIC DEVELOPMENT SPECIAL PROJECTS</p> <p>Priorities Committee scheduled for August 9th, 2006</p> |
| 2006-177A | 3 | <p>A BY-LAW OF THE CITY OF GREATER SUDBURY TO CONFIRM THE PROCEEDINGS OF COUNCIL AT ITS MEETING OF AUGUST 9, 2006</p> |
| 2006-178Z | 3 | <p>A BY-LAW OF THE CITY OF GREATER SUDBURY TO AMEND BY-LAW 83-304, THE COMPREHENSIVE ZONING BY-LAW FOR THE FORMER TOWN OF NICKEL CENTRE</p> <p>Planning Committee recommendation 2006-134</p> <p>(This by-law permits in the "R1.D22 ", Single Residential Zone, the temporary use of the subject property for a model manufactured home retail sale display area for a maximum period of three years ending August 9, 2009 - 630411 Ontario Inc., Falconbridge Highway, Garson)</p> |
| 2006-179 | 3 | <p>A BY-LAW OF THE CITY OF GREATER SUDBURY TO AUTHORIZE THE SALE OF VACANT LAND ON LEONARD STREET, CHELMSFORD TO RAYMOND DUCHARME</p> <p>(This by-law repeals and replaces By-law 2006-162 in order to reflect the correct name of the purchaser.)</p> |
| 2006-180Z | 3 | <p>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</p> <p>Planning Committee Recommendation 2006-90</p> <p>(This by-law rezones the subject property to "C6-14", Highway Commercial Special in order to allow an advertising ground sign with a maximum sign area of 34.78 m² - 900281 Ontario Inc., 687 Kingsway, Sudbury)</p> |

BY-LAWS (continued)

- | | | |
|-----------|---|--|
| 2006-181F | 3 | <p>A BY-LAW OF THE CITY OF GREATER SUDBURY TO AUTHORIZE A \$50,000 GRANT TO THE SUDBURY COMMUNITY FOUNDATION</p> <p>(This by-law authorizes a grant to the Sudbury Community Foundation as authorized by Council in the 2006 Budget.)</p> |
| 2006-182 | 3 | <p>A BY-LAW OF THE CITY OF GREATER SUDBURY TO AUTHORIZE AN AGREEMENT WITH THE ASSOCIATION OF MUNICIPALITIES OF ONTARIO</p> <p>(This by-law is for the City of Greater Sudbury to enter into a Municipal Funding Agreement between the Association of Municipalities of Ontario and the City of Greater Sudbury regarding the Transfer of Federal Public Transit Funds.)</p> |
| 2006-183 | 3 | <p>A BY-LAW OF THE CITY OF GREATER SUDBURY TO ESTABLISH PROCEDURES FOR THEIR USE FOR THE NOVEMBER 13TH, 2006, MUNICIPAL ELECTION UNDER THE MUNICIPAL ELECTIONS ACT, 1990, AS AMENDED</p> <p>Report dated 2006-07-31 from the Executive Director for Administrative Support Services regarding Election By-law - Alternative Voting Methods was received.</p> |
| 2006-184T | 3 | <p>A BY-LAW OF THE CITY OF GREATER SUDBURY TO APPOINT MUNICIPAL ENFORCEMENT OFFICERS TO ENFORCE THE PRIVATE PROPERTY AND DISABLED PARKING SECTIONS OF BY-LAW 2001-1 AND FIRE ROUTE BY-LAW 2003-30T.</p> <p>(This updates the list of Parking Control Officers to enforce parking restrictions on private property.)</p> |
| 2006-185 | 3 | <p>A BY-LAW OF THE CITY OF GREATER SUDBURY TO AUTHORIZE THE CANCELLATION, REDUCTION OR REFUND OF REALTY TAXES</p> <p>Report dated 2006-07-31, with attachments, from the CFO/Treasurer regarding Tax Adjustments under Sections 357 and 358 of the Municipal Act was received.</p> <p>(Each year after the return of the Assessment Roll and during the tax billing process, some properties become eligible for the cancellation, reduction or refund of realty taxes. Section 357 of the Municipal Act provides the authority for tax adjustments in the current year for reasons that may include change in rate of taxation, change in tax status or fire/demolition. Section 358 of the Municipal Act provides the authority for tax adjustments for prior years for errors in the preparation of the Assessment Roll. All applications for tax adjustments are verified by the Municipal Property Assessment Corporation prior to being processed by the City of Greater Sudbury.)</p> |

BY-LAWS (continued)

THE FOLLOWING BY-LAW APPEARED FOR THIRD AND FINAL READING:

2006-146 3RD A BY-LAW OF THE CITY OF GREATER SUDBURY TO STOP UP
AND CLOSE A PORTION OF A LANEWAY WEST OF AUBREY
STREET, CONISTON

Planning Committee meeting of July 12th, 2006

1ST & 2ND Reading

2006-849 Callaghan-Bradley: THAT By-law 2006-155, By-law
2006-177A to and including By-law 2006-185 be read a first and
second time.

CARRIED

3RD Reading

2006-850 Bradley-Callaghan: THAT By-law 2006-146, By-law
2006-155, By-law 2006-177A to and including By-law 2006-185 be
read a third time and passed.

CARRIED

ADDENDUM

Addendum to Agenda

2006-851 Bradley-Callaghan: THAT the Addendum to the Agenda
be dealt with at this time.

CARRIED

Declarations of Pecuniary Interest

None declared.

MANAGERS' REPORTS

Item AD-2 Noise By-law Exemption - Slots - Sudbury Downs

Report dated 2006-08-09 from the Executive Director of
Administrative Services regarding Noise By-law Exemption - Slots -
Sudbury Downs - Summer Concert Event was received.

The following resolution was presented:

2006-852 Craig-Callaghan: THAT this Council has no objection to
the granting of an exemption to By-law 82-14 (former Town of
Rayside/Balfour Noise By-law) to the Slots at Sudbury Downs in
order to facilitate their outdoor summer concert event. The event will
be held on August 18, 2006. The hours of operation are between
the hours of 7:00 p.m. and 12:00 a.m.;

AND FURTHER THAT this approval be subject to the conditions as
attached in Schedule 'A'.

CARRIED

Item AD-2
Noise By-law
Exemption - Slots -
Sudbury Downs
(continued)

SCHEDULE 'A'
CONDITIONS:

1. That the special event organizer shall ensure the provision of adequate clean-up of the site and those properties adjacent to the event immediately following the event;
2. That the event representative ensure emergency vehicles have access to the event area and that barricades be set up to ensure crowd control;
3. That all Ontario Fire Code regulations must be adhered to, in particular, with respect to Section 2.8 that indicates a Fire Safety Plan is required for this event;
4. That no bonfires of any kind, barbecues or similar types of cooking devices shall be operated on the site without the consent of the Fire Chief, and that an approved fire extinguisher be provided for each of the foregoing;
5. That no glassware be permitted outside the premises;
6. That no outside entertainment system be permitted, however, if outdoor amplified sound equipment is in use, all speakers and speaker stacks shall be positioned to tilt downward into the crowd versus projecting straight over the crowd or adjoining properties;
7. That the special event organizer, or his designate, must be present on the site during the entire duration of the event.
8. That any tent be erected in accordance with the provisions of the Ontario Building Code.
9. The event organizer shall notify the neighbours and provide the City Clerk with a copy of said notification.

BY-LAWS

THE FOLLOWING BY-LAWS APPEARED FOR TWO READINGS:

2006-186	2	A BY-LAW OF THE CITY OF GREATER SUDBURY TO STOP UP AND CLOSE MOYLE STREET, McCREA HEIGHTS Planning Committee meeting August 9 th , 2006
2006-187	2	A BY-LAW OF THE CITY OF GREATER SUDBURY TO STOP UP AND CLOSE SUNNY STREET, GARSON Planning Committee meeting August 9 th , 2006
C.C. 2006-08-09	(57 TH)	(24)

BY-LAWS (continued)

THE FOLLOWING BY-LAWS APPEARED FOR THREE READINGS:

2006-188Z 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 meeting August 9th, 2006

[This by-law rezones Parcel 23454 SES (1774 Pioneer Road) from "R1.D7.5", Single Residential to "H23M1-34", Holding Light Industrial/Service Commercial-Special. No development is to occur on these lands until a site plan agreement has been entered into between the owner and the City of Greater Sudbury, following which the "H", Holding provision may be lifted. The by-law also amends the uses permitted in the "M1-34", Light Industrial/Service Commercial - Special Zone applying to Parcels 23453 SES (1794 Pioneer Road) and 23454 SES (1774 Pioneer Road) limiting the use of both properties to a commercial or public garage and accessory uses restricted to the existing non-residential buildings - Gloria and Mike Prevost, 1774 and 1794 Pioneer Road, Sudbury.]

2006-189Z 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 meeting August 9th, 2006

(This by-law rezones the subject property "C5-3 ", Shopping Centre Commercial and permits an opaque fence to a maximum height of 2.44 metres - LaSalle Boulevard Investments, 1115 & 1129 Belfry Avenue, Sudbury.)

2006-190 3 A BY-LAW OF THE CITY OF GREATER SUDBURY TO VEST A
VACANT LOT ON O'NEIL DRIVE, GARSON INTO THE CITY'S
NAME AND TO WRITE OFF THE OUTSTANDING TAXES

Planning Committee meeting August 9th, 2006

2006-191 3 A BY-LAW OF THE CITY OF GREATER SUDBURY TO
AUTHORIZE THE SALE OF 1.76 ACRES OF VACANT LAND IN
THE WALDEN INDUSTRIAL PARK (MUMFORD DRIVE) TO CAST
RESOURCES EQUIPMENT LTD.

Planning Committee meeting August 9th, 2006

2006-192 3 A BY-LAW OF THE CITY OF GREATER SUDBURY TO
AUTHORIZE THE SALE OF 1.6 ACRES OF VACANT LAND IN THE
WALDEN INDUSTRIAL PARK (MAGILL STREET) TO CARRIERE
INDUSTRIAL SUPPLY LIMITED

Planning Committee meeting of August 9th, 2006

C.C. 2006-08-09 (57TH) (25)

BY-LAWS (continued)

- | | | |
|-----------|---|---|
| 2006-193 | 3 | <p>A BY-LAW OF THE CITY OF GREATER SUDBURY TO AUTHORIZE THE PURCHASE OF 163 LASALLE BOULEVARD, SUDBURY FROM JESTON HAWES AND LISE HAWES FOR THE LASALLE BOULEVARD ROAD IMPROVEMENT PROJECT</p> <p>Planning Committee meeting August 9th, 2006</p> |
| 2006-194Z | 3 | <p>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</p> <p>Planning Committee meeting August 9th, 2006</p> <p>(This by-law rezones the subject property to "R1.D7.5", Single Residential zone and "HR1.D7.5" Holding Single Residential zone in order to eliminate the use of the property as a bus parking, repair garage and accessory uses. The Holding provision applicable to Lots 28 and 29 does not permit a single detached dwelling or a day nursery until such time as an environmental assessment is completed to ensure the lots are suitable for residential use to the satisfaction of the Chief Building Official - Bill Martin Bus Lines, 189 & 191 Graham Road and 106 Paul Street.)</p> |
| 2006-195Z | 3 | <p>A BY-LAW OF THE CITY OF GREATER SUDBURY TO AMEND BY-LAW 83-302, BEING THE COMPREHENSIVE ZONING BY-LAW FOR THE FORMER TOWN OF RAYSIDE-BALFOUR</p> <p>Planning Committee meeting of August 9th, 2006</p> <p>(This by-law rezones the subject property to "R2.D36", Double Residential in order to permit the conversion of an existing single detached dwelling to a two-unit dwelling by means of a main floor addition - Muguette and Gerald Bouffard, 532 Shirley Street, Chelmsford.)</p> |
| 2006-196Z | 3 | <p>A BY-LAW OF THE CITY OF GREATER SUDBURY TO AMEND ZONING BY-LAW 83-303, THE COMPREHENSIVE ZONING BY-LAW FOR THE FORMER TOWN OF WALDEN</p> <p>Planning Committee Recommendation 2005-162</p> <p>(This by-law rezones the subject property from "C6", Highway Commercial Zone to "C6-5", Highway Commercial Zone Special to add a sanitation business office and related accessory equipment and supply storage and accessory vehicle garage uses on the subject property - B. & D. Meesters, 5040 Regional Road 50, Whitefish.)</p> |

BY-LAWS (continued)

- 2006-197Z 3 A BY-LAW OF THE CITY OF GREATER SUDBURY TO AMEND BY-LAW 83-300, BEING THE COMPREHENSIVE ZONING BY-LAW FOR THE FORMER TOWN OF VALLEY EAST AND THE FORMER TOWN OF ONAPING FALLS
- Planning Committee Recommendation 2006-91
- (This by-law rezones the subject properties "R1" in order to allow their consolidation with adjacent properties located to the south fronting onto Vermilion Lake Road and it also rezones the lands which were consolidated in 1994 with other lands which form the property now known as 2348 Vermilion Lake Road - Donald McGee, Vermilion Lake Road, Chelmsford.)
- 2006-198 3 A BY-LAW OF THE CITY OF GREATER SUDBURY TO AMEND BY-LAW 2003-3, A BYLAW OF THE CITY OF GREATER SUDBURY FOR THE LICENSING, REGULATING AND GOVERNING OF TAXI, LIMOUSINE AND SHUTTLE TRANSPORTATION IN THE CITY OF GREATER SUDBURY
- [Refers to Item C-25 (Taxi Tariff Review) of the Regular Council Agenda dated August 9, 2006.]
- 2006-199 3 A BY-LAW OF THE CITY OF GREATER SUDBURY TO AUTHORIZE AGREEMENTS AS PART OF THE AFFORDABLE HOUSING PROGRAM OF THE MINISTRY OF MUNICIPAL AFFAIRS AND HOUSING
- Priorities Committee meeting of August 9, 2006
- 2006-201 3 A BY-LAW OF THE CITY OF GREATER SUDBURY TO AMEND BY-LAW 2006-168Z, BEING A BY-LAW TO AMEND BY-LAW 83-303, THE COMPREHENSIVE ZONING BY-LAW FOR THE FORMER TOWN OF WALDEN
- Planning Committee Resolution 2006-135
- (This By-law rezones the subject property to "R1.D18", Single Residential zone in order to permit the severance of the property into three lots for single residential use and corrects a zoning description in By-law 2006-168Z - Taina Heikkila, 72 Hillcrest Drive, Lively)
- 1ST & 2ND Reading 2006-853 Craig-Callaghan: THAT By-law 2006-186 to and including By-law 2006-199 and By-law 2006-201 be read a first and second time.

CARRIED

3RD Reading

2006-854 Craig-Callaghan: THAT By-law 2006-188Z to and including By-law 2006-199 and By-law 2006-201 be read a third time and passed.

CARRIED

CIVIC PETITIONS

Water Supply
Lakeview Ave. &
Manitou Rd., Onaping

Councillor Berthiaume submitted a petition to the City Clerk signed by approximately eighteen (18) residents of Lakeview Avenue and Manitou Road, Onaping which will be forwarded to the General Manager of Infrastructure & Emergency Services, the Director of Water/Wastewater Services and the Sewer & Water Engineer. The petition is requesting that the water issues including water flow and water quality in their area be addressed.

Radar Road, Hanmer
Bus Service

Councillor Thompson submitted a petition to the City Clerk signed by approximately ninety-one (91) residents of 2233 Radar Road, Hanmer (formally known as the Radar Base), which will be forwarded to the General Manager of Growth & Development and the Director of Transit Services. The petition is requesting a transit service or an alternative service at 2233 Radar Road, Hanmer.

QUESTION PERIOD

Globe & Mail Article

Councillor Callaghan referred to an article in the Globe and Mail which contained a photograph of the City of Greater Sudbury, portraying the City as being desolate and barren. He requested that the Mayor's Office send the Globe and Mail a photo of the City of Greater Sudbury which portrays its beauty.

Bio-Diesel Plant

Councillor Berthiaume asked what the status was regarding the Bio-Diesel Plant.

The General Manager of Growth & Development stated that he has been in contact with the proponents of the Plant and indicated that they were waiting for a response from the Federal government. He also indicated that they were months away from obtaining a final approval and are maintaining their commitment.

Adjournment

2006-855 Craig-Berthiaume: THAT this meeting does now adjourn.
Time: 9:15 p.m.

CARRIED

Mayor

City Clerk

C.C. 2006-08-09

(57TH)

(28)

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

**Council Chamber
Tom Davies Square**

**Wednesday, August 9th, 2006
Commencement: 9:03 a.m.
Adjournment: 11:30 a.m.**

COUNCILLOR RUSS THOMPSON PRESIDING

Present Councillors Bradley, Caldarelli, Dupuis (A 9:40pm, D 11:18am)

Staff B. Lautenbach, Director of Planning Services; E. Taylor, Acting Manager of Development Approvals; R. Webb, Supervisor of Development Engineering; E. Labelle, Clerk Designate; J. Nelson, Clerk's Services Co-ordinator; F. Bortolussi, Planning Committee Secretary

**Declarations of
Pecuniary Interest** None declared.

PUBLIC HEARINGS

**APPLICATION FOR REZONING TO PERMIT THE ESTABLISHMENT OF AN OFFICE
USE FOR TEMPORARY EMPLOYMENT SERVICES WITHIN THE EXISTING
DWELLING, 2022 LASALLE BOULEVARD, SUDBURY - L.A. & T. FAGANELY**

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

Report dated July 25th, 2006 was received from the Director of Planning Services and the General Manager of Growth and Development regarding an application for rezoning to permit the establishment of an office use for temporary employment services within the existing dwelling, 2022 Lasalle Boulevard, Sudbury, L.A. & T. Faganely.

Al Marcotte was present on behalf of the applicant.

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

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.

PUBLIC HEARINGS (cont'd)

**APPLICATION FOR REZONING TO PERMIT THE ESTABLISHMENT OF AN OFFICE
USE FOR TEMPORARY EMPLOYMENT SERVICES WITHIN THE EXISTING
DWELLING, 2022 LASALLE BOULEVARD, SUDBURY-L.A. & T. FAGANELY(cont'd)**

The following recommendation was presented:

Recommendation #2006-163:

Bradley-Caldarelli: THAT the application by L.A. & T. Faganely to amend By-law 95-500Z being the Zoning By-law for the (former) City of Sudbury to change the zoning classification of the lands forming Parcel 18155 S.E.S., Part of Lot 18, Plan M-280, Lot 11, Concession 6, Township of Neelon, Sudbury, from "R1", Single Residential to "R1-Special", Single Residential-Special, be approved, subject to the following conditions:

1. The permitted uses be limited in the amending by-law to a residential dwelling and a business and professional office but not including a medical office, provided that the total business and professional office area does not exceed 83m².
2. Signage be limited in the amending by-law to one ground sign with a maximum total sign area of 1.5m² and a maximum height of 1.83m.
3. That prior to the enactment of the amending by-law the owner shall have entered into a site plan agreement for the development of the subject lands.

CONCURRING MEMBERS: Councillors Bradley, Caldarelli, Thompson

CARRIED

**APPLICATION FOR REZONING TO ELIMINATE A SPLIT ZONING AS A CONDITION
OF CONSENT APPLICATION B0020/2006, 1006 SOUTH LANE ROAD, SUDBURY -
BARBARA AND LAWRENCE LAMMI**

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

Report dated July 27th, 2006 was received from the Director of Planning Services and the General Manager of Growth and Development regarding an application for rezoning to eliminate a split zoning as a condition of consent application B0020/2006, 1006 South Lane Road, Sudbury, Barbara and Lawrence Lammi.

Dave Dorland, 298 Larch Street, Sudbury, agent for the applicant, was present.

PUBLIC HEARINGS (cont'd)

APPLICATION FOR REZONING TO ELIMINATE A SPLIT ZONING AS A CONDITION OF CONSENT APPLICATION B0020/2006, 1006 SOUTH LANE ROAD, SUDBURY - BARBARA AND LAWRENCE LAMMI (cont'd)

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

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 #2006-164:

Caldarelli-Bradley: THAT the application by Barbara and Lawrence Lammi to amend By-law 95-500Z being the Zoning By-law for the (former) City of Sudbury by changing the zoning classification of part of Parcel 7115 S.E.S. in Lot 2, Concession 4, Township of Broder from "RU", Rural to "R1.D2.5", Single Residential be approved subject to the following condition:

1. That the applicants provide the Development Approvals Section with a registered survey plan outlining the lands to be rezoned to enable the preparation of an amending zoning by-law.

CONCURRING MEMBERS: Councillors Bradley, Caldarelli, Thompson

CARRIED

APPLICATION FOR REZONING TO ELIMINATE THE USE OF THE PROPERTY FOR BUS PARKING, REPAIR, GARAGE AND RELATED ACCESSORY USES, 189 & 191 GRAHAM ROAD AND 106 PAUL STREET, WHITEFISH - BILL MARTIN BUS LINES

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

Report dated July 24th, 2006 was received from the Director of Planning Services and the General Manager of Growth and Development regarding an application for rezoning to eliminate the use of the property for bus parking, repair, garage and related accessory uses, 189 & 191 Graham Road and 106 Paul Street, Whitefish, Bill Martin Bus Lines.

Robert Martin was present on behalf of the applicant.

PUBLIC HEARINGS (cont'd)

APPLICATION FOR REZONING TO ELIMINATE THE USE OF THE PROPERTY FOR BUS PARKING, REPAIR, GARAGE AND RELATED ACCESSORY USES, 189 & 191 GRAHAM ROAD AND 106 PAUL STREET, WHITEFISH - BILL MARTIN BUS LINES (cont'd)

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

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 #2006-165:

Bradley-Caldarelli: THAT the application by Bill Martin Bus Lines to amend By-law 83-303 being the Comprehensive Zoning By-law for the (former) Town of Walden as it applies to Parcels 18456, 24662 and 12874 S.W.S., Lots 28, 29 and 43, Plan M-245, Lot 12, Concession 2, Township of Graham, Whitefish, by changing the zoning classification from "R1.D7.5-2" Single Residential Special Zone to "R1.D7.5", Single Residential Zone be approved, subject to the following:

- 1) That Lots 28 and 29, Plan M-245 be placed in a Holding "R1.D7.5" zone until an environmental assessment is completed to ensure the lots can be developed for residential uses to the satisfaction of the Chief Building Official;
- 2) That the fees for lifting the "H" Holding provision be waived.

CONCURRING MEMBERS: Councillors Bradley, Caldarelli, Thompson

CARRIED

PUBLIC HEARINGS (cont'd)

APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND REZONING TO PERMIT THE BASE OPERATIONS OF A ROOFING BUSINESS INCLUDING COMMERCIAL VEHICLE AND EMPLOYEE PARKING AND STORAGE OF ROOFING MATERIALS, 344 YOLLIE STREET, SUDBURY - LAURIAT CHAMBERLAND

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

Report dated July 26th, 2006 was received from the Director of Planning Services and the General Manager of Growth and Development regarding an application for Official Plan amendment and rezoning to permit the base operations of a roofing business including commercial vehicle and employee parking and storage of roofing materials, 344 Yollie Street, Sudbury, Lauriat Chamberland.

Laurent Chamberland, the applicant, and Lise Poratto-Mason, 40 Larch Street, Sudbury, Counsel for the applicant, were present.

The Director of Planning Services outlined the applications to the Committee. He indicated that the land use compatibility and the potential for nuisance and/or disturbance of the area residents were an issue. He stated that parking is on City property and arrangements would have to be made with the City to lease the said property. He further stated that, although requested, the applicant did not provide a sketch showing the parking. He indicated that, although Planning Services recommends this application be denied, they have an alternative recommendation.

Lise Poratto-Mason indicated this application is made for a small business. There are three vehicles parked on the property; two of which belong to the applicant. She stated the issue of parking can be addressed by leasing property from the City and/or through a site plan control agreement. She further stated that, although there are land use compatibility concerns, they can be addressed and satisfied. She indicated that all requirements of the Building Services Department have been fulfilled. She stated that there are no business clients going to the site and access is not to the Kingsway. She further stated that the applicant has improved the property and the business is not obtrusive. She indicated there is only one abutting residential property; all others are commercial. With respect to the concern regarding the storage of roofing materials on site, she stated that the applicant only stores new roofing materials on the premises and disposes of all used materials.

Robert McLeod, area resident, stated he is in favour of the proposal as the property has been greatly improved.

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

PUBLIC HEARINGS (cont'd)

APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND REZONING TO PERMIT THE BASE OPERATIONS OF A ROOFING BUSINESS INCLUDING COMMERCIAL VEHICLE AND EMPLOYEE PARKING AND STORAGE OF ROOFING MATERIALS, 344 YOLLIE STREET, SUDBURY - LAURIAT CHAMBERLAND (cont'd)

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

The following recommendation was presented:

Caldarelli-Bradley:

1. That the application by Lauriat Chamberland to amend the Official Plan for the Sudbury Planning Area by redesignating the lands forming Parcel 15170 S.E.S., Lot 67, Plan M-231, Lot 9, Concession 3, Neelon Township from Low Density Residential to Linear Mixed Use be approved subject to the following:
 - a) That prior to the adoption of the Official Plan amendment, the owner shall have made arrangements for the use of part of the adjacent City owned lands to the north including provisions for landscaping to the satisfaction of the City of Sudbury.
2. That the application by Lauriat Chamberland to amend By-law 95-500Z being the Zoning By-law for the (former) City of Sudbury to change the zoning classification of Parcel 15170 S.E.S., Lot 67, Plan M-231, Lot 9, Concession 3, Neelon Township, from "R1", Single Residential Zone to "C6-Special", Highway Commercial Special Zone be approved subject to the following:
 - a) That prior to the enactment of the amending by-law the owner shall have entered into a site plan agreement with the City.
 - b) That the amending by-law:
 - i) limit the use of the property to a single detached dwelling and a home base operation for a roofing business permitting accessory parking for employees and outside storage of roofing materials in the rear yard;
 - ii) provide an exception eliminating the required landscape strip adjacent to the residential zone to the north.
3. And whereas that part of the City owned lands to be used for parking are to be included in the amending by-law, that in accordance with Section 34(17) of the Planning Act, no further notice is to be given in respect of the proposed by-law.

PUBLIC HEARINGS (cont'd)

APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND REZONING TO PERMIT THE BASE OPERATIONS OF A ROOFING BUSINESS INCLUDING COMMERCIAL VEHICLE AND EMPLOYEE PARKING AND STORAGE OF ROOFING MATERIALS, 344 YOLLIE STREET, SUDBURY - LAURIAT CHAMBERLAND (cont'd)

Recommendation (cont'd)

4. And that the approval shall lapse six months from the date of Council's decision unless the imposed conditions 1 a) and 2 a) have been fulfilled.

The following amendments to the recommendation were presented:

Recommendation #2006-166:

Caldarelli-Bradley: THAT Condition 4 be amended to provide for nine months instead of six months.

CONCURRING MEMBERS: Councillors Bradley, Caldarelli, Thompson

CARRIED

Recommendation #2006-167:

Bradley-Caldarelli: THAT Condition 2 b) i) be amended to delete the words "a home base operation for".

CONCURRING MEMBERS: Councillors Bradley, Caldarelli, Thompson

CARRIED

The main recommendation as amended was presented:

Recommendation #2006-168:

Caldarelli-Bradley:

1. That the application by Lauriat Chamberland to amend the Official Plan for the Sudbury Planning Area by redesignating the lands forming Parcel 15170 S.E.S., Lot 67, Plan M-231, Lot 9, Concession 3, Neelon Township from Low Density Residential to Linear Mixed Use be approved subject to the following:

- a) That prior to the adoption of the Official Plan amendment, the owner shall have made arrangements for the use of part of the adjacent City owned lands to the north including provisions for landscaping to the satisfaction of the City of Sudbury.

PUBLIC HEARINGS (cont'd)

APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND REZONING TO PERMIT THE BASE OPERATIONS OF A ROOFING BUSINESS INCLUDING COMMERCIAL VEHICLE AND EMPLOYEE PARKING AND STORAGE OF ROOFING MATERIALS, 344 YOLLIE STREET, SUDBURY - LAURIAT CHAMBERLAND (cont'd)

Recommendation #2006-168 (cont'd):

2. That the application by Lauriat Chamberland to amend By-law 95-500Z being the Zoning By-law for the (former) City of Sudbury to change the zoning classification of Parcel 15170 S.E.S., Lot 67, Plan M-231, Lot 9, Concession 3, Neelon Township, from "R1", Single Residential Zone to "C6-Special", Highway Commercial Special Zone be approved subject to the following:
 - a) That prior to the enactment of the amending by-law the owner shall have entered into a site plan agreement with the City.
 - b) That the amending by-law:
 - i) limit the use of the property to a single detached dwelling and a roofing business permitting accessory parking for employees and outside storage of roofing materials in the rear yard;
 - ii) provide an exception eliminating the required landscape strip adjacent to the residential zone to the north.
3. And whereas that part of the City owned lands to be used for parking are to be included in the amending by-law, that in accordance with Section 34(17) of the Planning Act, no further notice is to be given in respect of the proposed by-law.
4. And that the approval shall lapse nine months from the date of Council's decision unless the imposed conditions 1 a) and 2 a) have been fulfilled.

CONCURRING MEMBERS: Councillors Bradley, Caldarelli, Thompson

CARRIED

Recess At 10:15 a.m., the Planning Committee recessed.

Reconvene At 10:23 a.m., the Planning Committee reconvened.

PUBLIC HEARINGS (cont'd)

APPLICATION TO REZONE A SINGLE DETACHED DWELLING IN ORDER TO PERMIT A SECOND DWELLING UNIT, 532 SHIRLEY STREET, CHELMSFORD - MUGUETTE AND GERALD BOUFFARD

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

Report dated July 27th, 2006 was received from the Director of Planning Services and the General Manager of Growth and Development regarding an application to rezone a single detached dwelling in order to permit a second dwelling unit, 532 Shirley Street, Chelmsford, Muguette and Gerald Bouffard.

Letter dated August 7th, 2006 was received from Julie and Alain Rodrigue in opposition of the application.

Letter dated August 9th, 2006 was received from Ward Councillor Berthiaume in support of the application.

Roland Diotte and Claude Remillard were present on behalf of the applicants.

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

Richard Diotte requested that the second driveway be allowed on Shirley Street and suggested that, in the event Edna Street is open, the driveway be relocated to Edna Street at that time as the plan is to provide a private entrance.

Claude Remillard indicated that the original plan was to erect a fence on that side of the driveway as Edna Street has not yet been developed. He agreed that once Edna Street is developed, the driveway can be relocated.

Carmen Harasym, area resident, stated she is in support of this application. She did state several concerns regarding the play ground in the area; such as mud holes, safety and the noise levels as ATVs and other vehicles cross the play ground.

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.

PUBLIC HEARINGS (cont'd)

APPLICATION TO REZONE A SINGLE DETACHED DWELLING IN ORDER TO PERMIT A SECOND DWELLING UNIT, 532 SHIRLEY STREET, CHELMSFORD - MUGUETTE AND GERALD BOUFFARD (cont'd)

The following recommendation was presented:

Bradley-Caldarelli: THAT the application by Muguette and Gerald Bouffard to amend Zoning By-law 83-302 being the Comprehensive Zoning By-law for the (former) Town of Rayside-Balfour by changing the zoning classification on lands described as Parcel 17139 S.W.S., Lot 16, Plan M-446 in Lot 1, Concession 2, Township of Balfour from "R1.D18", Single Residential to "R2.D36", Double Residential be approved subject to the following condition:

1. That the existing driveway be utilized to provide the required parking for the second dwelling unit.

The following amendment to the recommendation was presented:

Recommendation #2006-169:

Bradley-Dupuis: THAT Condition 1 be amended as follows:
That a second driveway be permitted and required to be relocated at the owner's expense if and when Edna Street is opened.

CONCURRING MEMBERS: Councillors Bradley, Caldarelli, Dupuis,
Thompson

CARRIED

The main recommendation as amended was presented:

Recommendation #2006-170:

Bradley-Caldarelli: THAT the application by Muguette and Gerald Bouffard to amend Zoning By-law 83-302 being the Comprehensive Zoning By-law for the (former) Town of Rayside-Balfour by changing the zoning classification on lands described as Parcel 17139 S.W.S., Lot 16, Plan M-446 in Lot 1, Concession 2, Township of Balfour from "R1.D18", Single Residential to "R2.D36", Double Residential be approved subject to the following condition:

1. That a second driveway be permitted and required to be relocated at the owner's expense if and when Edna Street is opened.

CONCURRING MEMBERS: Councillors Bradley, Caldarelli, Dupuis,
Thompson

CARRIED

PUBLIC HEARINGS (cont'd)

APPLICATION FOR REZONING TO PERMIT THE DEVELOPMENT OF PART OF LOTS 9 AND 10, PLAN M-170 AND PART OF THE CLOSED BELFRY AVENUE ROAD ALLOWANCE FOR COMMERCIAL USE IN CONJUNCTION WITH THE NEW SUDBURY SHOPPING CENTRE, 1115 & 1129 BELFRY AVE., SUDBURY - LASALLE BOULEVARD INVESTMENT INC.

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

Report dated July 24th, 2006 was received from the Director of Planning Services and the General Manager of Growth and Development regarding an application for rezoning to permit the development of part of Lots 9 and 10, Plan M-170 and part of the closed Belfry Avenue road allowance for commercial use in conjunction with the New Sudbury Shopping Centre, 1115 & 1129 Belfry Ave., Sudbury, Lasalle Boulevard Investment Inc.

Lawrence Zucker and Alan Dillabough were present on behalf of the applicant.

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

Lawrence Zucker indicated that, since the applicant purchased the shopping centre property, numerous improvements and changes have been made and they are looking for additional lands. He also stated they support the Planning Staff's recommendations.

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 #2006-171:

Caldarelli-Bradley: THAT the application by Lasalle Boulevard Investment Inc. to amend By-law 95-500Z being the Zoning By-law for the (former) City of Sudbury to change the zoning classification of Part 1, Plan 53R-17853, Part 4, Plan 53R-17362, Part of Lot 9, Plan M-170, Part 11, Plan 53R-17876, Lot 1, Concession 5, Township of McKim, Sudbury from "R4", Multiple Residential to "C5", Shopping Centre Commercial, be approved subject to the following:

PUBLIC HEARINGS (cont'd)

APPLICATION FOR REZONING TO PERMIT THE DEVELOPMENT OF PART OF LOTS 9 AND 10, PLAN M-170 AND PART OF THE CLOSED BELFRY AVENUE ROAD ALLOWANCE FOR COMMERCIAL USE IN CONJUNCTION WITH THE NEW SUDBURY SHOPPING CENTRE, 1115 & 1129 BELFRY AVE., SUDBURY - LASALLE BOULEVARD INVESTMENT INC. (cont'd)

Recommendation #2006-171 (cont'd):

- a) That the amending by-law provide an exception to permit a maximum fence height of 2.44 metres.

CONCURRING MEMBERS: Councillors Bradley, Caldarelli, Dupuis, Thompson

CARRIED

APPLICATION FOR REZONING TO PERMIT A MECHANICAL GARAGE FOR THE REPAIR AND MAINTENANCE OF TRUCKS, TRACTOR TRAILERS AND AUTOMOBILES AND THE PARKING OF EQUIPMENT, 1774 AND 1794 PIONEER ROAD, SUDBURY - GLORIA AND MIKE PREVOST

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

Report dated July 25th, 2006 was received from the Director of Planning Services and the General Manager of Growth and Development regarding an application for rezoning to permit a mechanical garage for the repair and maintenance of trucks, tractor trailers and automobiles and the parking of equipment, 1774 and 1794 Pioneer Road, Sudbury, Gloria and Mike Prevost.

Mike Prevost, the applicant, and Charles Olivier, the agent, were present.

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

Councillor Caldarelli, Ward Councillor, stated she received no complaints regarding this application.

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.

PUBLIC HEARINGS (cont'd)

APPLICATION FOR REZONING TO PERMIT A MECHANICAL GARAGE FOR THE REPAIR AND MAINTENANCE OF TRUCKS, TRACTOR TRAILERS AND AUTOMOBILES AND THE PARKING OF EQUIPMENT, 1774 AND 1794 PIONEER ROAD, SUDBURY - GLORIA AND MIKE PREVOST (cont'd)

The following recommendation was presented:

Recommendation #2006-172:

Bradley-Caldarelli: THAT the application by Gloria and Mike Prevost (Agent: Olivier's Truck Repair Inc.) to amend By-law 95-500Z being the Zoning By-law for the (former) City of Sudbury to change the zoning classification of the lands forming Parcels 23453 and 23454 S.E.S., Lot 11, Concession 5, Township of Dill, Sudbury from "R1.D7.5", Single Residential and "M1-34", Light Industrial/Service Commercial Special to a revised "M1-Special", Light Industrial/Service Commercial Special be approved subject to the following:

- a) That the permitted uses be limited in the by-law to a commercial or public garage and accessory uses restricted to the existing non-residential buildings.
- b) That an "H" Holding provision be applied to the zoning on Parcel 23454 S.E.S. (1774 Pioneer Road) to be lifted following the execution of an amended site plan agreement including the lands in Parcel 23454 S.E.S. (1774 Pioneer Road).

CONCURRING MEMBERS: Councillors Bradley, Caldarelli, Dupuis, Thompson

CARRIED

PART I - CONSENT AGENDA

The following recommendation was presented to adopt Items C-1 to C-6 contained in Part 1 of the Consent Agenda:

Recommendation #2006-173:

Caldarelli-Bradley: THAT Items C-1 to C-6 contained in Part 1, Consent Agenda, be adopted.

CARRIED

PART I - CONSENT AGENDA (cont'd)

ROUTINE MANAGEMENT REPORTS

Item C-1
Extension to
Draft Approval,
Sandra Street,
Garson - Zulich
Development
Corporation

Report dated July 24th, 2006 was received from the General Manager of Growth & Development regarding Extension to Draft Approval, Sandra Street, Garson, Zulich Development Corporation.

Recommendation #2006-174:

Bradley-Caldarelli: THAT upon payment of the processing fee of \$1,475.00 prior to the September 4th, 2006 lapsing date, the conditions of draft approval of the draft plan of subdivision of Parcel 48390 S.E.S. in Lot 6, Concession 1, Township of Garson, File # 780-3/90009, be amended as follows:

- a) By deleting Condition # 20. and replacing it with the following:
 - 20. That this draft approval shall lapse on September 4th, 2009 and;
- b) By deleting condition #15 and replacing it with the following:
 - 15. That the subdivision agreement contain provisions whereby the developer will be required to make a cash contribution to relay two sections of sanitary sewer and/or construct a diversion sewer to allow for sufficient sanitary sewer capacity for this subdivision, to the satisfaction of the Director of Planning Services. The proportion of the cost allocated to Fabian Subdivision is \$9,650.00. Should the development not proceed within this three year draft plan extension, the allocated cost will be revised to reflect current construction costs.
- c) By deleting condition #24 and replacing it with the following:
 - 24. Prior to the submission of servicing plans, the owner shall, to the satisfaction of the Director of Planning Services, provide an updated geotechnical report prepared, signed, sealed and dated by a geotechnical engineer licensed in the Province of Ontario. Said report shall, as a minimum, provide factual information on the soils and ground water conditions within the proposed development. Also, the report should include design information and recommend construction procedures for storm and sanitary

PART I - CONSENT AGENDA (cont'd)

ROUTINE MANAGEMENT REPORTS (cont'd)

Item C-1
Extension to
Draft Approval,
Sandra Street,
Garson - Zulich
Development
Corporation
(cont'd)_____

sewers, stormwater management facilities, watermain, roads to a 20 year design life, the mass filling of land, surface drainage works, erosion control, slope stability, slope treatment and building foundations. The geotechnical information on building foundations shall be to the satisfaction of the Chief Building Official and Director of Planning Services."

d) By adding the following conditions:

25. That the developer prepare a sediment control plan for the construction phase of the project to the satisfaction of the Nickel District Conservation Authority and the Director of Planning Services.
26. The owner shall provide a detailed lot grading plan prepared, signed, sealed, and dated by a professional civil engineer with a valid certificate of authorization for the proposed lots as part of the submission of servicing plans. This plan must show finished grades around new houses, retaining walls, sideyards, swales, slopes and lot corners. The plan must show sufficient grades on boundary properties to mesh the lot grading of the new site to existing properties.
27. Prior to the submission of servicing plans, the owner shall have a stormwater management report and plan prepared, signed, sealed, and dated by a professional engineer with a valid certificate of authorization. Said report shall establish how the quantity and quality of stormwater will be managed for the subdivision development and assess the impact of stormwater runoff from this developed subdivision on abutting lands, on the downstream storm sewer outlet systems and on downstream watercourses. The report shall deal with the control of both the 1:5 year and Regional Storm events, so as to limit the volume of flow generated on the site to pre-development levels. The Regional Storm flow path is to be set out on the plan(s). The report shall set out any necessary improvements to downstream storm sewers and water courses. The civil engineering consultant shall meet with the Development Approvals Section prior to commencing the stormwater management report.

PART I - CONSENT AGENDA (cont'd)

ROUTINE MANAGEMENT REPORTS (cont'd)

Item C-1
Extension to
Draft Approval,
Sandra Street,
Garson - Zulich
Development
Corporation
(cont'd)

28. The owner shall be required to have all stormwater management facilities constructed and approved by the City prior to initial acceptance of roads and sewers or at such time as the Director of Planning Services may direct. The owner shall provide lands for said facilities as required by the City.
29. Streetlights for this subdivision will be designed and constructed by Greater Sudbury Hydro Plus Inc. at the cost of the owner.
30. That the developer provide a utilities servicing plan showing the location of all utilities including City services, Hydro, Bell, Union Gas and Persona. This plan must be to the satisfaction of the Director of Planning Services and must be provided prior to construction for any individual phase.

CARRIED

Item C-2
Road Closure
and Declaration
of Surplus Land,
Moyle Street
(unopened),
Valley East

Report dated August 2nd, 2006 was received from the General Manager of Infrastructure and Emergency Services regarding Road Closure and Declaration of Surplus Land, Moyle Street (unopened), Valley East.

Recommendation #2006-175:

Caldarelli-Bradley: THAT the property legally described as PIN 73498-0559 (LT) formerly Parcel 16973 S.E.S., Moyle Street, Plan M-296, and PIN 73498-0557 (LT) formerly Parcel 16973 S.E.S., Block C, Plan M-296, Township of Blezard, Sudbury, be closed by By-Law and declared surplus to the City's needs.

CARRIED

Item C-3
Declaration of
Surplus Vacant
Land, Sunny
Street,
(unopened),
Garson

Report dated August 2nd, 2006 was received from the General Manager of Infrastructure and Emergency Services regarding Declaration of Surplus Vacant Land, Sunny Street, (unopened), Garson.

PART I - CONSENT AGENDA (cont'd)

ROUTINE MANAGEMENT REPORTS (cont'd)

Item C-3
Declaration of
Surplus Vacant
Land, Sunny
Street,
(unopened),
Garson (cont'd)

Recommendation #2006-176:

Caldarelli-Bradley: THAT the property legally described as Parcel 5803 S.E.S., part of Lot 3, Concession 4, Township of Garson, City of Greater Sudbury, Sunny Street (unopened), Garson, be declared surplus to the City's needs and closed by By-law.

CARRIED

Item C-4
Declaration of
Surplus Vacant
Land, Valleyview
Road, Val Caron

Report dated August 2nd, 2006 was received from the General Manager of Infrastructure and Emergency Services regarding Declaration of Surplus Vacant Land, Valleyview Road, Val Caron.

Recommendation #2006-177:

Caldarelli-Bradley: THAT the property legally described as part of Parcel 4752 S.E.S., Lots 1 to 112 inclusive, Plan M-1085, and Lots 19 to 26 inclusive, and Block 'B', Plan M-1086, part of Lot 7, Concession 5, Township of Blezard, Valleyview Road, Val Caron, be declared surplus to the City's needs.

CARRIED

Item C-5
Declaration of
Surplus Vacant
Land, Carriere
Street,
Chelmsford

Report dated August 2nd, 2006 was received from the General Manager of Infrastructure and Emergency Services regarding Declaration of Surplus Vacant Land, Carriere Street, Chelmsford.

Recommendation #2006-178:

Caldarelli-Bradley: THAT the property legally described as Parcel 16103 S.W.S. together with a right-of-way over Parcel 1577 S.W.S., part of Lot 3, Concession 2, Township of Rayside, Carriere Street, Chelmsford, be declared surplus to the City's needs.

CARRIED

Item C-6
Declaration
of Surplus Vacant
Land, Birch Lane,
Garson

Report dated August 2nd, 2006 was received from the General Manager of Infrastructure and Emergency Services regarding Declaration of Surplus Vacant Land, Birch Lane, Garson.

Recommendation #2006-179:

Caldarelli-Bradley: THAT the property legally described as Parcel 10235 S.E.S., part of Lot 5, Concession 2, Township of Garson, Birch Lane, Garson, be declared surplus to the City's needs.

CARRIED

In Camera At 11:18 a.m., the Planning Committee convened for the In Camera session of the meeting.

COUNCILLOR RUSS THOMPSON PRESIDING

Present Councillors Caldarelli, Reynolds

Staff D. Braney, Acting Director of Assets and Solid Waste;
B. Lautenbach, Director of Planning Services; E. Taylor, Acting Manager of Development Approvals; P. Reid, Business Development Officer; E. Labelle, Clerk Designate; F. Bortolussi, Planning Committee Secretary

Declarations of Pecuniary Interest None declared.

"In Camera" **Recommendation #2006-180:**

Caldarelli-Bradley: That we move "In Camera" to deal with property matters in accordance with Article 15.5 of the City of Greater Sudbury Procedure By-law 2006-100 and the Municipal Act, 2001, s.239(2).

CARRIED

Regular Meeting At 11:25 a.m., the Planning Committee convened for the regular meeting.

MATTERS ARISING FROM THE "IN CAMERA" SESSION

Rise and Report Councillor Thompson reported the Committee met in closed session to deal with property matters and the following recommendations emanated therefrom:

Item C-1 Report dated August 2nd, 2006 was received from the General Vesting of Manager of Infrastructure and Emergency Services regarding Property from the Vesting of Property from the September, 2005 - Public Tax Sale - O'Neil Drive, Garson.

Public Tax Sale - O'Neil Dr, Garson **Recommendation #2006-181:**

Caldarelli-Bradley: THAT Council of the City of Greater Sudbury vest vacant land on O'Neil Drive, Garson legally described as PIN 73494-0078, part of Lot 7, Concession 1, being Part 3 on Plan 53R-11721, Township of Garson, City of Greater Sudbury;

AND THAT the total taxes, including penalties, owing to the date of vesting be written off as uncollectible.

CARRIED

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

Item C-2
Sale of Land,
Mumford Drive -
Walden Industrial
Park

Report dated August 2nd, 2006 was received from the General Manager of Infrastructure and Emergency Services regarding Sale of Land, Mumford Drive - Walden Industrial Park.

Recommendation #2006-182:

Caldarelli-Bradley: THAT Council of the City of Greater Sudbury authorize the sale of Parcel 31095 S.W.S. being Part 6 on Plan 53R-11854, and part of Parcel 30457 S.W.S., part of Lot 4, Concession 5, Township of Waters, District of Sudbury, Mumford Drive, Walden Industrial Park to Cast Resources Equipment Ltd.;

AND THAT a By-law be passed authorising the execution of the documents required to complete the real estate transaction;

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

CARRIED

Item C-3
Sale of Land,
Magill Street -
Walden Industrial
Park

Report dated August 2nd, 2006 was received from the General Manager of Infrastructure and Emergency Services regarding Sale of Land, Magill Street - Walden Industrial Park.

Recommendation #2006-183:

Caldarelli-Bradley: THAT Council of the City of Greater Sudbury authorize the sale of part of PIN 73376-0288(LT), part of Lot 5, Concession 5, being Parts 2 and 4 on Plan 53R-16847, Township of Waters, District of Sudbury, Magill Street, Walden Industrial Park to Carriere Industrial Supply Limited;

AND THAT a By-law be passed authorising the execution of the documents required to complete the real estate transaction;

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

CARRIED

Item C-4
Purchase of Land
163 Lasalle Blvd.,
Sudbury

Report dated August 2nd, 2006 was received from the General Manager of Infrastructure and Emergency Services regarding Purchase of Land - Contract #2006-19 Lasalle Boulevard Road Improvements - 163 Lasalle Boulevard, Sudbury.

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

Item C-4

Purchase of Land
163 Lasalle Blvd.,
Sudbury

Recommendation #2006-184:

Caldarelli-Bradley: THAT Council of the City of Greater Sudbury authorize the purchase of 163 Lasalle Boulevard, Sudbury, legally described as PIN 02127-0331 (LT), Part of Lot 4, Concession 5, Sudbury, from Jeston Hawes and Lise Hawes;

AND THAT a By-law be passed authorizing the execution of the documents required to complete the real estate transaction;

AND THAT Council of the City of Greater Sudbury abandon the expropriation of 163 Lasalle Boulevard by rescinding By-Law # 2006-163E;

AND THAT the acquisition be funded from the 2006 Capital Roads Project Budget.

CARRIED

Adjournment

Recommendation #2006-185:

Caldarelli-Bradley: That we do now adjourn.
Time: 11:30 a.m.

CARRIED

CLERK DESIGNATE

COUNCILLOR RUSS THOMPSON

**THE FIFTY-THIRD MEETING OF THE PLANNING COMMITTEE
OF THE CITY OF GREATER SUDBURY**

**Committee Room C-13
Tom Davies Square**

**Tuesday, September 5th, 2006
Commencement: 5:05 p.m.
Adjournment: 7:38 p.m.**

COUNCILLOR RUSS THOMPSON PRESIDING

Present Councillors Bradley, Dupuis, Reynolds

Staff B. Lautenbach, Director of Planning Services; A. Potvin, Manager of Development Approvals; K. Forrester, Real Estate Co-ordinator; E. Labelle, Clerk Designate; F. Bortolussi, Planning Committee Secretary

Declarations of Pecuniary Interest None declared.

"In Camera" **Recommendation #2006-186:**

Bradley-Dupuis: That we move "In Camera" to deal with property matters in accordance with Article 15.5 of the City of Greater Sudbury Procedure By-law 2006-100 and the Municipal Act, 2001, s.239(2).

CARRIED

Recess At 5:16 p.m., the Planning Committee recessed.

Reconvene At 5:37 p.m., the Planning Committee reconvened in the **Council Chamber** for the regular meeting.

COUNCILLOR RON DUPUIS PRESIDING

Present Councillors Bradley, Reynolds, Thompson

Staff B. Lautenbach, Director of Planning Services; A. Potvin, Manager of Development Approvals; G. Clausen, City Engineer; K. Forrester, Real Estate Co-ordinator; E. Labelle, Clerk Designate; M. Laalo, Licensing & Assessment Clerk; F. Bortolussi, Planning Committee Secretary

Declarations of None declared
Pecuniary Interest

MATTERS ARISING FROM THE "IN CAMERA" SESSION

Rise and Report Councillor Thompson reported the Committee met in closed session to deal with property matters and the following recommendations emanated therefrom:

Purchase of Land **Recommendation #2006-187:**
for MR 80 Road
Improvements, Dupuis-Bradley: THAT Council of the City of Greater Sudbury
1725 Highway 69 authorize the purchase of 1725 Highway 69 North, McCrea
North, McCrea Heights, legally described as PIN 73498-0374 (LT), Lot 35, Plan
Heights M-296, from the Bank of Montreal;

THAT a By-law be passed authorizing the execution of the documents required to complete the real estate transaction;

THAT the acquisition be funded from the Capital Finance Reserve Fund - Roads.

CARRIED

Purchase and Sale **Recommendation #2006-188:**
of Vacant Land, Bradley-Dupuis: THAT Council of the City of Greater Sudbury
Falconbridge authorize the purchase of Part of 200 Falconbridge Highway,
Highway and legally described as Part of PIN 73573-0160 (LT), Part of Lot 12,
Kingsway, Sudbury Concession 4, Sudbury;

THAT Council of the City of Greater Sudbury authorize the sale of the closed portion of the Kingsway road allowance legally described as Part of PIN 73573-0299 (LT);

THAT a By-law be passed authorizing the execution of the documents required to complete both transactions;

AND THAT the acquisition be funded from the 2006 Capital Roads Budget.

CARRIED

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

Sale of Vacant
Land, Oak
Street, Capreol

Recommendation #2006-189:

Dupuis-Bradley: THAT the Council of the City of Greater Sudbury authorize the sale of PIN 73507-1500, formerly Parcel 53M-1211 S.E.S., Part of Lot 10, Concession 6, Township of Capreol, being Lot 33, Plan 53M-1211, on Oak Street, Capreol, to Bruce and Sonia Yensen pursuant to the procedure governing the disposal of property as set out in the City’s Property By-Law;

THAT a By-law be passed authorizing the execution of the documents required to complete the real estate transaction;

AND THAT the net proceeds of the sale be credited to the Land Acquisition Reserve Fund.

CARRIED

PUBLIC HEARINGS

APPLICATION TO EXTEND A TEMPORARY USE BY-LAW FOR THE STORAGE, SERVICING AND OPERATION OF BOOM TRUCKS AND CRANES AND RELATED ACCESSORY OFFICE USES, 7 & 8 OLD CREIGHTON ROAD, LIVELY - INCO LIMITED

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

Report dated August 25th, 2006 was received from the Director of Planning Services and the General Manager of Growth and Development regarding an application to extend a temporary use by-law for the storage, servicing and operation of boom trucks and cranes and related accessory office uses, 7 & 8 Old Creighton Road, Lively, Inco Limited

The Manager of Development Approvals advised the agent for the applicant was not present due to a scheduling problem but requested that the application proceed.

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

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.

PUBLIC HEARINGS (cont'd)

APPLICATION TO EXTEND A TEMPORARY USE BY-LAW FOR THE STORAGE, SERVICING AND OPERATION OF BOOM TRUCKS AND CRANES AND RELATED ACCESSORY OFFICE USES, 7 & 8 OLD CREIGHTON ROAD, LIVELY - INCO LIMITED (cont'd)

The following recommendation was presented:

Recommendation #2006-190:

Bradley-Thompson: THAT the application by Inco Limited to extend a temporary use by-law in order to permit a contractor's business comprised of the storage, servicing and operation of boom trucks and cranes and accessory office uses related thereto on lands described as Parcel 9286 S.W.S. in Lot 6, Concession 6, Township of Waters for a maximum period of three (3) years be approved subject to the following condition:

That minimum building and/or contractor's business operation(s) setbacks from a lot line for a temporary use shall be maintained as follows:

- 30 metres from the west lot line;
- 10 metres from any other lot line.

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

CARRIED

APPLICATION FOR REZONING TO PERMIT THE RELOCATION OF THE TELEROBOTICS AND AUTOMATION RESEARCH CENTRE ALONG WITH LIGHT INDUSTRIAL SERVICE COMMERCIAL USES AND OFFICE SPACE RELATED TO THE ACADEMIC RESEARCH USE, 1755 REGIONAL ROAD 55, NAUGHTON - PENGUIN RESEARCH CENTRE INC.

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

Report dated August 24th, 2006 was received from the Director of Planning Services and the General Manager of Growth and Development regarding an application for rezoning to permit the relocation of the telerobotics and automation research centre along with light industrial service commercial uses and office space related to the academic research use, 1755 Regional Road 55, Naughton, Penguin Research Centre Inc.

Greg Baiden was present on behalf of the applicant.

PUBLIC HEARINGS (cont'd)

APPLICATION FOR REZONING TO PERMIT THE RELOCATION OF THE TELEROBOTICS AND AUTOMATION RESEARCH CENTRE ALONG WITH LIGHT INDUSTRIAL SERVICE COMMERCIAL USES AND OFFICE SPACE RELATED TO THE ACADEMIC RESEARCH USE, 1755 REGIONAL ROAD 55, NAUGHTON - PENGUIN RESEARCH CENTRE INC. (cont'd)

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

Greg Baiden indicate the property will be used for research work which requires considerable space. He further indicated it was not practicable to set up this research space at Laurentian University. He stated that 80 per cent of the building will be used for research immediately.

Robert Clark, area resident, asked if there would be any mining material testing in the yard. The Director of Planning Services indicated that the by-law would prohibit outside storage. Mr. Baiden advised that a large door is planned for the gym in order that equipment can be brought inside. He stated that the bulk of the research work will be electronics and sensors.

Mr. Clark indicated his only concern is that the site plan control agreement provide for proper, aesthetically pleasing fencing for safety and sight issues and asked that the public be included in the site plan control agreement process. He was advised that the public is not included in this process; however, the Ward Councillors are. Also, the applicant can speak to the area residents prior to deal with the site plan control agreement

Susan Alemany, area resident, indicated that the area abutting the subject property is a green belt. It is an open concept maintained by the area residents with treed areas for playing and walking. She pointed out the walking trails on the aerial photos she provided to the Committee. She is concerned because she feels that the rustic appeal and the serenity of the area should be maintained. She stated she is not opposed to the proposal but is concerned with the aesthetics of the parking area. She is also concerned about truck traffic and storage in the parking area.

Mr. Baiden indicated that the yard area is all fenced. He is interested in the greening aspect but does not have the resources in the foreseeable future (2 to 3 years) for such landscaping. He stated that perhaps it can be done collectively in the neighbourhood. He also stated that there will be no big machinery stored outside.

The Director of Planning Services indicated that when a property is being rezoned, Planning Services must ascertain that there is sufficient parking potential which does not mean that all the parking area will be used. He stated that most of the parking will be in the front of the building for the foreseeable

PUBLIC HEARINGS (cont'd)

APPLICATION FOR REZONING TO PERMIT THE RELOCATION OF THE TELEROBOTICS AND AUTOMATION RESEARCH CENTRE ALONG WITH LIGHT INDUSTRIAL SERVICE COMMERCIAL USES AND OFFICE SPACE RELATED TO THE ACADEMIC RESEARCH USE, 1755 REGIONAL ROAD 55, NAUGHTON - PENGUIN RESEARCH CENTRE INC. (cont'd)

future and the next phase will provide for parking on the west side next to the building.

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 #2006-191:

Thompson-Bradley: THAT the application by Penguin Research Centre Inc. to amend By-law 83-303 being the Zoning By-law for the (former) Town of Walden to change the zoning classification of the lands forming Parcel 6433 S.W.S. and all of Plans SR-498 and Plan SR-1388, Lot 1, Concession 3, Township of Graham, 1755 Regional Road 55, Naughton from "I", Institutional Zone and "R1.D18", Single Residential Zone to "I-Special", Institutional-Special Zone, be approved, subject to the following:

- a) That prior to the enactment of the amending by-law the owner enter into a site plan agreement with the City of Greater Sudbury.
- b) That the amending by-law include in addition to the uses permitted in an "I", Institutional Zone the following as permitted uses:
 - i) light industrial uses defined as a light industrial use engaged in or used for research and development, the manufacturing and assembly of electronic, robotic, automated and software systems and products, and the warehousing or storing of related goods or material indoors;
 - ii) office uses accessory to a permitted use and related office uses.

CONCURRING MEMBERS: Councillors Bradley, Reynolds, Thompson, Dupuis

CARRIED

PUBLIC HEARINGS (cont'd)

Order of Agenda As the applicant for Public Hearing #3 was not present, the Committee agreed to deal with Public Hearing #4 at this time and return to Public Hearing #3 when the applicant arrived.

APPLICATION FOR DRAFT PLAN OF APPROVAL TO RE-SUBDIVIDE AN EXISTING SUBDIVISION INTO 29 LOTS, VICTORIA PLACE, CHELMSFORD - BONAVENTURE DEVELOPMENT COMPANY LIMITED

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

Report dated August 25th, 2006 was received from the Director of Planning Services and the General Manager of Growth and Development regarding an application for draft plan of approval to re-subdivide an existing subdivision into 29 lots, Victoria Place, Chelmsford, Bonaventure Development Company Limited.

Letter of support dated September 5th, 2006 was received from Ward Councillor Berthiaume.

Steve Gossling, Miller & Urso Surveying Inc., 289 Cedar Street, Sudbury, was present on behalf of the applicant.

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

Steve Gossling indicated some phases of the subdivision have already been completed. The intent of this phase is to provide larger lots. He stated that they are bound to the street pattern from the initial subdivision and the proposed walkways are limiting their ability to provide larger lots. He indicated that to the east of the subject property there is an abandoned railroad right-of-way that is used as a walkway. He stated that the proposed south walkway has merit as it connects to Pinellas Road; however, the requirement of the two walkways would result in the loss of one or two lots.

The Manager of Developments Services indicated that the recommendation is for two walkways. However, if the Committee wishes to eliminate one, he suggested the north walkway.

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.

PUBLIC HEARINGS (cont'd)

APPLICATION FOR DRAFT PLAN OF APPROVAL TO RE-SUBDIVIDE AN EXISTING SUBDIVISION INTO 29 LOTS, VICTORIA PLACE, CHELMSFORD - BONAVENTURE DEVELOPMENT COMPANY LIMITED (cont'd)

The following recommendation was presented:

Recommendation #2006-192:

Bradley-Thompson: THAT the City of Greater Sudbury Council's delegated official be directed to issue the draft plan approval for the subject subdivision to Bonaventure Development Company Limited not sooner than 14 days following the date of the public meeting in accordance with the requirements of Section 51 (20) of the Planning Act, and subject to the following conditions:

1. That this draft approval applies to the draft plan of subdivision of Lots 187 to 217 inclusive, Blocks G, J, K, N, and Part of Block F, Registered Plan M-1058, in Lot 1, Concession 3, Township of Balfour as shown on a plan of subdivision prepared by Steve Gossling, O.L.S., dated March 24, 2006.
2. That the draft plan be amended to include the walkways the City owns over blocks F and G, M-1058.
3. That the standard conditions of draft approval be imposed.
4. That the registered Plan be integrated with the City of Greater Sudbury Control Network to the satisfaction of the Coordinator of the Geographic Information, Surveys and Mapping Section; provision of the final plan coordinate listings and an AutoCAD file of the resultant parcel fabric shall formulate part of this requirement.
5. The owner shall enter into a written agreement to satisfy all requirements of the City of Greater Sudbury concerning the provision of roads, walkways, streetlighting, sanitary sewers, watermains, storm sewers, storm water management facilities, watermains and surface drainage facilities.
6. The proposed roadways are to be built to urban standards, including curbs, gutters, storm sewers and related appurtenances to the City of Greater Sudbury Engineering Standards at the time of submission. This includes the allowance for a 13.5 metre radius on the cul-de-sac with a 17.5 metre radius to the property line.
7. Prior to the submission of servicing plans, the owner shall, to the satisfaction of the General Manager of Infrastructure and Emergency Services, provide a geotechnical report prepared by a geotechnical

PUBLIC HEARINGS (cont'd)

APPLICATION FOR DRAFT PLAN OF APPROVAL TO RE-SUBDIVIDE AN EXISTING SUBDIVISION INTO 29 LOTS, VICTORIA PLACE, CHELMSFORD - BONAVENTURE DEVELOPMENT COMPANY LIMITED (cont'd)

Recommendation #2006-192 (cont'd):

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 recommend construction procedures for storm and sanitary sewers, stormwater management facilities, watermains, roads, the mass filling of land, surface drainage works, erosion control, slope stability, slope treatment and building foundations. The geotechnical information on building foundations shall be to the satisfaction of the Chief Building Official.

8. The owner shall provide a detailed lot grading plan prepared by a professional civil engineer with a valid certificate of authorization for the proposed lots as part of the submission of servicing plans. This plan must show finished grades around new houses, retaining walls, side yards, swales, slopes and lot corners. The plan must show sufficient grades on the boundary properties to mesh the lot grading of the new site to the existing properties.
9. The owner shall have all stormwater management facilities constructed at such time as the General Manager of Infrastructure and Emergency Services may direct. The owner will provide lands for said facilities as required by the City of Greater Sudbury.
10. The owner shall develop a siltation control plan for the subdivision construction period to the satisfaction of the General Manager of Infrastructure and Emergency Services, Nickel District Conservation Authority and the Department of Fisheries and Oceans.
11. The owner will be required to construct Keith Avenue to a collector standard, complete with sidewalk on one side to the satisfaction of the General Manager of Infrastructure and Emergency Services.
12. The development of lots 2, 3, 4, 26 (fronting eastward), and 27 will not occur without the construction of a cul-de-sac on lots 1, 28, and 29.
13. The owner agrees to provide the required soils report, stormwater, water, sanitary sewer and lot grading master planning reports and plans to the Director of Planning Services prior to the submission of servicing plans for any phase of the subdivision.

PUBLIC HEARINGS (cont'd)

APPLICATION FOR DRAFT PLAN OF APPROVAL TO RE-SUBDIVIDE AN EXISTING SUBDIVISION INTO 29 LOTS, VICTORIA PLACE, CHELMSFORD - BONAVENTURE DEVELOPMENT COMPANY LIMITED (cont'd)

Recommendation #2006-192 (cont'd):

14. Streetlights for this subdivision will be designed and constructed by Greater Sudbury Hydro Plus Inc. at the cost of the owner.
15. The owner shall be required to provide sodded rear yard drainage swales as a condition of initial acceptance of the subdivision infrastructure.
16. The owner will be required to ensure that the corner radius for all intersecting streets is to be 9.0 m.
17. The owner shall provide a utilities servicing plan showing the location of all utilities including City services, Greater Sudbury Hydro Plus or Hydro One, Bell, Union Gas, and Persona. This plan must be to the satisfaction of the Director of Planning Services and must be provided prior to construction for any individual phase.

CONCURRING MEMBERS: Councillors Bradley, Reynolds, Thompson, Dupuis

CARRIED

Order of Agenda The Committee noted that the applicant for Public Hearing #3 was still not in attendance and, notwithstanding this fact, agreed to hold the public hearing at this time.

APPLICATIONS FOR REZONING AND OFFICIAL PLAN AMENDMENT IN ORDER TO RECOGNIZE TWO EXISTING WAREHOUSE BUILDINGS ON THE SUBJECT PROPERTY, 2888 LASALLE BOULEVARD, SUDBURY - AZ DEVELOPMENTS INC.

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

Report dated August 28th, 2006 was received from the Director of Planning Services and the General Manager of Growth and Development regarding applications for rezoning and Official Plan amendment in order to recognize two existing warehouse buildings on the subject property, 2888 Lasalle Boulevard, Sudbury, AZ Developments Inc.

Letter of concern dated September 1st, 2006 was received from David Michelizza on behalf of 1650935 Ontario Inc.

PUBLIC HEARINGS (cont'd)

APPLICATIONS FOR REZONING AND OFFICIAL PLAN AMENDMENT IN ORDER TO RECOGNIZE TWO EXISTING WAREHOUSE BUILDINGS ON THE SUBJECT PROPERTY, 2888 LASALLE BOULEVARD, SUDBURY - AZ DEVELOPMENTS INC. (cont'd)

Letter of support dated September 5th, 2006 was received from Ward Councillor Callaghan.

The applicant was not present.

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

When asked, the Manager of Development Services indicated that, if the applications are denied, the matter will have to be dealt with in the Courts as the buildings are already existing.

With respect to the requirement of a \$35,000 contribution towards the upgrading of Lasalle Boulevard, Councillor Reynolds asked if anyone else has contributed to the upgrading.

The Manager of Development Approvals indicated that Planning Services dealt with these applications as vacant property for which this type of contribution is usually requested. He further indicated this contribution is for the road at the applicant's property.

When asked if an applicant is advised when the road work will be done, the City Engineer indicated that applicants are not usually advised when the work will be done. The monies are collected and held until the work is done and, if the work is not done, the monies are refunded.

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 presented:

Recommendation #2006-193:

Bradley-Thompson: THAT the application by AZ Developments Inc. to amend the Secondary Plan for the former City of Sudbury by changing the land use designation from "Rural District" to "Light Industrial District" and to introduce site specific policies to restrict the use of the site to the two existing warehouses be approved.

PUBLIC HEARINGS (cont'd)

APPLICATIONS FOR REZONING AND OFFICIAL PLAN AMENDMENT IN ORDER TO RECOGNIZE TWO EXISTING WAREHOUSE BUILDINGS ON THE SUBJECT PROPERTY, 2888 LASALLE BOULEVARD, SUDBURY - AZ DEVELOPMENTS INC. (cont'd)

Recommendation #2006-193 (cont'd):

CONCURRING MEMBERS: Councillors Bradley, Reynolds, Thompson, Dupuis

CARRIED

The following recommendation was presented:

Thompson-Bradley: THAT the application by AZ Developments Inc. to amend By-law 95-500Z being the Comprehensive Zoning By-law for the (former) City of Sudbury as it applies to Parcel 4853 S.E.S, Lot 8, Concession 6, Township of Neelon, City of Greater Sudbury, by changing the zoning classification from "RU", Rural Zone to, "M2-S", Light Industrial Special zone be approved subject to the following:

1. That prior to the passing of an amending by-law the applicant will be required to contribute \$35,000 towards the upgrading of Lasalle Boulevard.
2. That prior to the passing of the amending by-law the applicant will be required to pave their entrance from Lasalle northerly 25 metres.
3. That prior to the passing of the amending by-law the applicant will ensure that the outstanding building permit applications have satisfied the requirements for fire, structure, and health safety issues pertaining to the construction of the buildings to the satisfaction of the Chief Building Official.
4. That prior to the passing of the amending by-law the requirement for potable water and septic system requirements are satisfied to the satisfaction of the Sudbury and District Health Unit.
5. That the amending by-law specify the permitted use will be restricted to warehousing for the two existing buildings.

PUBLIC HEARINGS (cont'd)

APPLICATIONS FOR REZONING AND OFFICIAL PLAN AMENDMENT IN ORDER TO RECOGNIZE TWO EXISTING WAREHOUSE BUILDINGS ON THE SUBJECT PROPERTY, 2888 LASALLE BOULEVARD, SUDBURY - AZ DEVELOPMENTS INC. (cont'd)

The following amendment to the recommendation was presented:

Recommendation #2006-194:

Reynolds-Bradley: THAT Condition #1 be deleted:

CONCURRING MEMBERS: Councillor Reynolds

NON-CONCURRING MEMBERS: Councillors Bradley, Thompson, Dupuis

DEFEATED

The main recommendation was presented:

Recommendation #2006-195:

Thompson-Bradley: THAT the application by AZ Developments Inc. to amend By-law 95-500Z being the Comprehensive Zoning By-law for the (former) City of Sudbury as it applies to Parcel 4853 S.E.S, Lot 8, Concession 6, Township of Neelon, City of Greater Sudbury, by changing the zoning classification from "RU", Rural Zone to, "M2-S", Light Industrial Special zone be approved subject to the following:

1. That prior to the passing of an amending by-law the applicant will be required to contribute \$35,000 towards the upgrading of Lasalle Boulevard.
2. That prior to the passing of the amending by-law the applicant will be required to pave their entrance from Lasalle northerly 25 metres.
3. That prior to the passing of the amending by-law the applicant will ensure that the outstanding building permit applications have satisfied the requirements for fire, structure, and health safety issues pertaining to the construction of the buildings to the satisfaction of the Chief Building Official.
4. That prior to the passing of the amending by-law the requirement for potable water and septic system requirements are satisfied to the satisfaction of the Sudbury and District Health Unit.

PUBLIC HEARINGS (cont'd)

APPLICATIONS FOR REZONING AND OFFICIAL PLAN AMENDMENT IN ORDER TO RECOGNIZE TWO EXISTING WAREHOUSE BUILDINGS ON THE SUBJECT PROPERTY, 2888 LASALLE BOULEVARD, SUDBURY - AZ DEVELOPMENTS INC. (cont'd)

Recommendation #2006-195 (cont'd):

5. That the amending by-law specify the permitted use will be restricted to warehousing for the two existing buildings.

CONCURRING MEMBERS: Councillors Bradley, Thompson, Dupuis

NON-CONCURRING MEMBERS: Councillor Reynolds

CARRIED

PART I - CONSENT AGENDA

The following recommendation was presented to adopt Items C-1 to C-6 contained in Part 1 of the Consent Agenda:

Recommendation #2006-196:

Thompson-Bradley: THAT Items C-1 to C-6 contained in Part 1, Consent Agenda, be adopted.

CARRIED

ROUTINE MANAGEMENT REPORTS

Item C-1 Draft Subdivision Approval Extension, Langdon Subdivision, Bleazard Township Bradford Holdings	Report dated August 24th, 2006 was received from the General Manager of Growth and Development regarding an application for draft subdivision approval extension, Langdon Subdivision, Bleazard Township, Bradford Holdings.
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Recommendation #2006-197:

THAT upon payment of the processing fee of \$2,500.00 prior to the lapsing date of September 30th, 2006, the conditions of draft approval for the draft plan of subdivision of Parcels 6113, 26448'A' and 14193 S.E.S., Lot 11, Concession 5, Township of Bleazard, File No. 780-7/81002, be amended as follows:

PART I - CONSENT AGENDA (cont'd)

ROUTINE MANAGEMENT REPORTS (cont'd)

Item C-1
Draft Subdivision
Approval
Extension,
Langdon
Subdivision,
Bleazard Township
Bradford Holdings
(cont'd) _____

Recommendation #2006-197 (cont'd):

- a) By deleting Condition # 17 and replacing it with the following:
 - 17. "That this draft approval shall lapse on September 30th, 2009."
- b) By revising Condition # 18 to read as follows:
 - 18. "Prior to the submission of servicing plans, the owner shall, to the satisfaction of the Director of Planning Services, provide an updated geotechnical report prepared, signed, sealed and dated by a geotechnical engineer licensed in the Province of Ontario. Said report shall, as a minimum, provide factual information on the soils and ground water conditions within the proposed development. Also, the report should include design information and recommend construction procedures for storm and sanitary sewers, stormwater management facilities, watermains, roads to a 20 year design life, the mass filling of land, surface drainage works, erosion control, slope stability, slope treatment and building foundations. The geotechnical information on building foundations shall be to the satisfaction of the Chief Building Official and Director of Planning Services."
- c) By revising condition # 19 to read as follows:
 - 19. "That the developer prepare a lot grading/drainage plan addressing storm water runoff from this developed subdivision to the satisfaction of the Nickel District Conservation Authority and the City of Greater Sudbury. The detailed lot grading plan is to be prepared by a professional civil engineer with a valid certificate of authorization for the proposed lots as part of the submission of servicing plans. This plan must show finished grades around

PART I - CONSENT AGENDA (cont'd)

ROUTINE MANAGEMENT REPORTS (cont'd)

Item C-1
Draft Subdivision
Approval
Extension,
Langdon
Subdivision,
Bleazard Township
Bradford Holdings
(cont'd)

Recommendation #2006-197 (cont'd):

new houses, retaining walls, side yards, swales, slopes and lot corners. The plan must show sufficient grades on boundary properties to mesh the lot grading of the new site to existing properties as per the City's Lot Grading Policy."

d) By adding the following conditions #23 and #24, #25, #26 and #27

23. "That the developer provide a utilities servicing plan showing the location of all utilities including City services, Greater Sudbury Plus or Hydro One, Bell, Union Gas, and Persona. This plan must be to the satisfaction of the Director of Planning Services and must be provided prior to construction for any individual phase."

24. "That the developer prepare a sediment control plan for the construction phase of the project to the satisfaction of the Ministry of Natural Resources and the Director of Planning Services."

25. "Prior to the submission of servicing plans, the owner shall have a stormwater management report and plan prepared, signed, sealed, and dated by a professional engineer with a valid certificate of authorization. Said report shall establish how the quantity and quality of stormwater will be managed for the subdivision development and assess the impact of stormwater runoff from this developed subdivision on abutting lands, on the downstream storm sewer outlet systems and on downstream water courses. The report shall deal with the control of both the 1:5 year and Regional Storm events, so as to limit the volume of flow generated on the site to pre-development levels. The Regional Storm

PART I - CONSENT AGENDA (cont'd)

ROUTINE MANAGEMENT REPORTS (cont'd)

Item C-1
Draft Subdivision
Approval
Extension,
Langdon
Subdivision,
Bleazard Township
Bradford Holdings
(cont'd) _____

Recommendation #2006-197 (cont'd):

flow path is to be set out on the plan(s). The report shall set out any necessary improvements to downstream storm sewers and water courses. The civil engineering consultant shall meet with the Development Approvals Section prior to commencing the stormwater management report.

26. The owner shall be required to have all stormwater management facilities constructed and approved by the City prior to initial acceptance of roads and sewers or at such time as the Director of Planning Services may direct. The owner shall provide lands for said facilities as required by the City.
27. Streetlights for this subdivision will be designed and constructed by Greater Sudbury Hydro Plus Inc. at the cost of the owner.

CARRIED

Item C-2
Declaration of
Surplus Land, part
of 1157 O'Grady
Street, Sudbury

Report dated August 30th, 2006 was received from the General Manager of Infrastructure and Emergency Services regarding declaration of surplus land, part of 1157 O'Grady Street, Sudbury.

Recommendation #2006-198:

Thompson-Bradley: THAT part of 1157 O'Grady Street, Sudbury, legally described as part of PIN 73601-0103 (LT), being the westerly 19.6 metres of Lot 11 on Plan 1SB, Sudbury be declared surplus to the City's needs and reconveyed to the former registered owner;

AND THAT a By-law be passed authorizing the execution of the documents required to complete the reconveyance.

CARRIED

PART I - CONSENT AGENDA (cont'd)

ROUTINE MANAGEMENT REPORTS (cont'd)

Item C-3
Declaration of
Surplus Vacant
Land, Cedar
Green Subdivision

Report dated August 30th, 2006 was received from the General Manager of Infrastructure and Emergency Services regarding declaration of surplus vacant land, Cedar Green Subdivision.

Recommendation #2006-199:

Thompson-Reynolds: THAT the property legally described as Blocks 26 and 27 on Plan 53M-1271, Cedar Green Subdivision (Phase 5), be declared surplus to the City's needs and reconveyed to the former registered owner;

AND THAT a By-law be passed authorizing the execution of the documents required to complete the reconveyance

CARRIED

Item C-4
Declaration of
Surplus Vacant
Land, Walkway
South of
Sycamore Street,
Chelmsford

Report dated August 30th, 2006 was received from the General Manager of Infrastructure and Emergency Services regarding declaration of surplus vacant land, walkway south of Sycamore Street, Chelmsford.

Recommendation #2006-200:

Reynolds-Thompson: THAT the property legally described as Parcel 25824 S.W.S., Block 'E', Plan M-1046, Lot 3, Concession 3, Township of Balfour, walkway south of Sycamore Street, Chelmsford, be declared surplus to the City's needs.

CARRIED

Item C-5
Closure of Part
of Laneway west
of Simcoe Street,
Sudbury

Report dated August 30th, 2006 was received from the General Manager of Infrastructure and Emergency Services regarding closure of part of laneway west of Simcoe Street, Sudbury.

Recommendation #2006-201:

Reynolds-Thompson: THAT the property legally described as part of the laneway west of Simcoe Street, Sudbury abutting Lot 147, Plan 29-S-1, Part of the west half of Lot 1, Concession 3, Township of McKim, Sudbury, be declared surplus to the City's needs and closed by By-law.

CARRIED

PART I - CONSENT AGENDA (cont'd)

ROUTINE MANAGEMENT REPORTS (cont'd)

Item C-6
Declaration of
Surplus Vacant
Land, Unopened
Road Allowance,
Peter Street,
Blezard Valley

Report dated August 30th, 2006 was received from the General Manager of Infrastructure and Emergency Services regarding declaration of surplus vacant land, unopened road allowance, Peter Street, Blezard Valley.

Recommendation #2006-202:

Thompson-Reynolds: THAT the property legally described as PIN 73500-0067, formerly Parcel 4582 S.E.S., Part of Lot 10, Concession 6, being Part 1 on Plan 53R-13717, Township of Blezard, Peter Street, Blezard Valley be declared surplus to the City's needs and closed by By-law.

CARRIED

PART II - REGULAR AGENDA

MANAGERS' REPORTS

Item R-1
Revisions to the
City's Engineering
Manual, Maximum
Road Grades

Report dated August 29th, 2006 was received from the General Manager of Infrastructure and Emergency Services regarding revisions to the City's Engineering Manual - Maximum Road Grades.

Recommendation #2006-203:

Reynolds-Thompson: THAT the City's maximum road grades in the Engineering Manual be revised to include the proposed revisions as developed by the Development Liaison Advisory Committee (DLAC) Road Grades Subcommittee, all in accordance with the report from the General Manager of Infrastructure and Emergency Services dated August 29, 2006.

CARRIED

Adjournment

Recommendation #2006-204:

Reynolds-Thompson: That we do now adjourn.
Time: 7:38 p.m.

CARRIED

CLERK DESIGNATE

COUNCILLOR RON DUPUIS

THE FIFTY-SECOND MEETING OF THE PRIORITIES COMMITTEE OF THE CITY OF GREATER SUDBURY

Council Chamber
Tom Davies Square

Wednesday, August 9, 2006
Commencement: 1:36 p.m.

Chair

COUNCILLOR CALDARELLI, IN THE CHAIR

Present

Councillors Berthiaume; Bradley; Callaghan; Craig; Gasparini
(A1:40pm); Kett; Rivest; Thompson

City Officials

M. Mieto, Chief Administrative Officer; C. Matheson, General Manager of Community Development; T. Beadman, Acting General Manager of Infrastructure & Emergency Services; C. Hallsworth, Executive Director of Administrative Services; D. Desmeules, Manager of Housing Services; G. Lamothe, Manager of Communications & French Language Service; R. Norton, Manager of Technical Services; A. Haché, City Clerk; J. Nelson, Clerk's Services Coordinator; CJ Caporale, Council Secretary

News Media

Channel 10 News; MCTV; Northern Life; Big Daddy

Declarations of
Pecuniary Interest

None declared.

PART I

COUNCILLOR BRIEFING SESSIONS

Item 2
Drainage Overview

Mr. Ron Norton, Manager of Technical Services provided the Committee with an electronic presentation which outlined the development of a Drainage Policy, including The Stormwater Background Study for the Official Plan and the City Lot Grading Policy. Mr. Norton advised that sub watershed studies have been conducted which include Algonquin Road, Lake Nepahwin, Ramsey Lake, Whitson River and Junction Creek. He provided details regarding the Drainage Infrastructure Master Plan, Stormwater Management, municipal drains, and new capital drainage projects.

Mr. Norton stated that residential lot grading problems are generally caused by insufficient engineering and creates frustration and conflict among abutting neighbours. The new Lot Grading Policy will help to avoid these problems. The goals of the City is to protect water resources and environment, improve the quality of surface water entering the lakes, and protect the residents from flooding due to severe rainfall events.

POLICY DISCUSSION PAPERS - DECISION REQUESTED

Item 3
Canada-Ontario
Affordable Housing
Program

Report dated 2006-07-13 from the General Manager of Community Development regarding Canada-Ontario Affordable Housing Program was received for information only.

Report dated 2006-05-31 from the General Manager of Community Development regarding Update on the Canada-Ontario Affordable Housing Program was received.

The following recommendation was presented:

RECOMMENDATION 2006-134: Moved by Councillor Thompson:

THAT Housing Services proceed with the implementation of the Canada-Ontario Affordable Housing Program (AHP) as per **Option One** outlined in report dated May 31st, 2006 from the General Manager of Community Development;

AND THAT Council approve the submission of the **Option One** Delivery Plan attached to said report to the Ministry of Municipal Affairs and Housing for approval;

AND THAT Council authorize the Manager of Housing Services to sign such administration agreements, contribution agreements and such other agreements with the Ministry of Municipal Affairs and Housing and approve participants as may be required to participate and implement the AHP, and allocate funding under the AHP in accordance with the AHP requirements and guidelines.

DEFEATED

The following recommendation was presented with **Option Two**:

RECOMMENDATION 2006-135: Moved by Councillor Gasparini:

THAT Housing Services proceed with the implementation of the Canada-Ontario Affordable Housing Program (AHP) as per **Option Two** outlined in report dated May 31st, 2006 from the General Manager of Community Development;

AND THAT Council approve the submission of the **Option Two** Delivery Plan attached to said report to the Ministry of Municipal Affairs and Housing for approval;

Item 3
Canada-Ontario
Affordable Housing
Program
(continued)

AND THAT Council authorize the Manager of Housing Services to sign such administration agreements, contribution agreements and such other agreements with the Ministry of Municipal Affairs and Housing and approve participants as may be required to participate and implement the AHP, and allocate funding under the AHP in accordance with the AHP requirements and guidelines.

CARRIED

Option Two: Proceed with **all** Affordable Housing Program (AHP) components.

AHP Components:

1. Housing Allowance being a fixed shallow subsidy for a fixed term available to low income households moving into a new unit with rents at or below the CMHC average rent;
2. Northern available only north of the French River to create new units similar to the CMHC RRAP program with a forgivable 20-year mortgage;
3. Home Ownership being a down payment assistance available to applicants who are currently renting;
4. Rental and Supportive available only south of the French River and similar to the northern program.

Request for Staff

The Chair requested that staff look at the most cost efficient way of delivering this program.

Item 4
Street Naming Policy

Report dated 2006-08-04, with attachments, from the Executive Director of Administrative Services regarding Street Naming Policy was received.

The draft Street Naming and Numbering By-law and Policy was tabled.

The following recommendation was presented:

RECOMMENDATION 2006-136: Moved by Councillor Thompson:

THAT Priorities Committee approve the Street Naming Policy as outlined in Resolution #2006-08 of the Street Naming Committee.

DEFEATED

Item 4
Street Naming Policy
(continued)

The following recommendation was presented:

RECOMMENDATION 2006-137: Moved by Councillor Gasparini:

THAT Priorities Committee approve the Street Naming Policy as outlined in Resolution #2006-08 of the Street Naming Committee;

With the exception of the portion dealing with street designations;

AND THAT street designations be referred to staff.

CARRIED

Adjournment

RECOMMENDATION 2006-138: Moved by Councillor Thompson:

THAT this meeting does now adjourn. Time: 2:55 p.m.

CARRIED

Councillor Caldarelli, Chair

Angie Haché, City Clerk

THE FIFTY-THIRD MEETING OF THE PRIORITIES COMMITTEE OF THE CITY OF GREATER SUDBURY

Council Chamber
Tom Davies Square

Wednesday, September 6, 2006
Commencement: 5:37 p.m.

Chair

COUNCILLOR CALDARELLI, IN THE CHAIR

Present

Councillors Berthiaume; Bradley; Callaghan; Craig; Dupuis; Gainer; Gasparini; Reynolds; Rivest; Thompson; Mayor Courtemanche

City Officials

M. Mieto, Chief Administrative Officer; C. Matheson, General Manager of Community Development; D. Nadorozny, General Manager of Growth & Development; G. Clausen, Acting General Manager of Infrastructure & Emergency Services; C. Hallsworth, Executive Director of Administrative Services; C. Mahaffy, Acting CFO/Treasurer; R. Sauve, Director of Transit Services; R. Gauthier, Supervisor of Transit; G. Lamothe, Manager of Communications & French Language Service; A. Haché, City Clerk; F. Bortolussi, Planning Committee Secretary; CJ Caporale, Council Secretary

C.U.P.E.

D. Burke, CUPE National Representative; W. MacKinnon, President, CUPE Local 4705

News Media

Sudbury Star; CIGM; Channel 10 News; Le Voyageur; Northern Life; CBC Radio-Canada; Big Daddy

Declarations of
Pecuniary Interest

None declared.

PART I

5:30 P.M. TO 7:00 P.M.

POLICY DISCUSSION PAPERS - PRELIMINARY DISCUSSION

Item 2
2006 Accessibility
Plans

Report dated 2006-09-07 from the Executive Director of Administrative Services regarding 2006 Accessibility Plans was received.

A bound report entitled "2006 Accessibility Plans" was distributed under separate cover.

Ms. Elizabeth Lounsbury, Chair of the Accessibility Advisory Panel provided the Committee with an electronic presentation. She stated that the City of Greater Sudbury has a strong history of accessibility planning by implementing a Sudbury Transit Full Accessibility Plan in 1993, creating various committees for accessibility issues and developing a policy on universal access.

Item 2
2006 Accessibility
Plans
(continued)

She listed five types of disabilities that are recognized in the Ontarians with Disabilities Act and stated that 16% of Ontarians have disabilities, with 18,000 residents of the City of Greater Sudbury having a long-term disability.

Ms. Lounsbury stated that the Accessibility for Ontarians with Disabilities Act 2005 (AODA) is to be implemented over the next twenty years and until AODA has been implemented, municipalities are required to complete annual accessibility plans.

She indicated that the Accessibility Advisory Panel worked on two plans, City of Greater Sudbury Accessibility Plan and Greater Sudbury Transit Accessibility Plan.

She briefly outlined the steps that were taken to develop a five year Harmonization Plan for a handi-transit service in the City of Greater Sudbury and its results. She also stated that the Panel has hosted numerous workshops such as 2004 Barrier Free Design Training.

Ms. Lounsbury stated that access to arenas and government buildings have been improved, along with services at Pioneer Manor with the implementation of the Gentle Care Model for residents with dementia.

She provided examples of barriers and actions taken to correct such barriers and the Accessibility Advisory Panel's next steps.

Rules of Procedure

Council, by a two-thirds majority, agreed to dispense with the Rules of Procedure, and vote on the motion at this time.

Item 2
2006 Accessibility
Plans
(continued)

The following recommendation was presented:

RECOMMENDATION 2006-139: Moved by Councillor Rivest:

THAT Council thanks the Members of the Accessibility Advisory Committee for developing the 2006 City of Greater Sudbury Accessibility Plan and the 2006 Greater Sudbury Transit Accessibility Plan;

AND THAT the 2006 City of Greater Sudbury Accessibility Plan and the 2006 Greater Sudbury Transit Accessibility Plan be accepted as presented;

AND THAT copies of the two Plans be forwarded to the Province of Ontario as required by the Ontarians with Disabilities Act, 2001.

CARRIED

Item 3
Council Remuneration

Report dated 2006-08-31 from the Citizens' Panel on Council Remuneration regarding Review on Council Remuneration for the City of Greater Sudbury was received for information only.

Mr. John Filo, Chair of the Citizens' Panel on Council Remuneration gave an electronic presentation to the Members of the Committee and introduced the members of the Citizens' Panel.

He outlined the approach and methodology the Panel took, also the findings and observations during the review and analysis of the survey completed by Members of Council and information received from the comparator-municipalities. He stated that the observations and findings were divided into two sections, Mayor's position and Councillor's position.

Mr. Filo provided their recommendations in terms of the Mayor's position and the Councillor's position.

The Chair advised that a review of the Code of Ethics would be undertaken and a report brought back in October 2006.

Councillor Gainer indicated that the recommendations outlined in the report should be brought forward to the following meeting of the Priorities Committee for consideration.

The Chair advised that staff would prepare a report regarding the Panel's recommendations for the next Priorities Committee meeting of September 20, 2006

Rules of Procedure

Council, by a two-thirds majority, agreed to dispense with the Rules of Procedure, and vote on the motion at this time..

Item 3
Council Remuneration
(continued)

The following recommendation was presented:

RECOMMENDATION 2006-140: Moved by Councillor Dupuis:

THAT the report dated August 31, 2006 of the Citizens' Panel Review on Council Remuneration for the City of Greater Sudbury be received.

CARRIED

Adjournment

RECOMMENDATION 2006-141: Moved by Councillor Dupuis:

THAT this meeting does now adjourn. Time: 6:50 p.m.

CARRIED

Councillor Caldarelli, Chair

Angie Haché, City Clerk

THE FIFTEENTH SPECIAL MEETING OF THE COUNCIL OF THE CITY OF GREATER SUDBURY

Council Chamber
Tom Davies Square

Wednesday, August 9, 2006
Commencement: 3:05 p.m.

HIS WORSHIP MAYOR DAVID COURTEMANCHE, IN THE CHAIR

<u>Present</u>	Councillors Berthiaume; Bradley; Caldarelli; Callaghan; Craig; Gainer; Gasparini; Kett; Reynolds; Rivest; Thompson
<u>City Officials</u>	M. Mieto, Chief Administrative Officer; D. Nadorozny, General Manager of Growth & Development; G. Clausen, Acting General Manager of Infrastructure & Emergency Services; L. Hayes, CFO/Treasurer; R. Swiddle, City Solicitor; G. Lamothe, Manager of Communications & French Language Service; D. Dumontelle, Budget Accountant; G. Mazza, Director of Building Services/Chief Building Official; B. Lautenbach, Director of Planning Services; C. Ouellette, Manager of Children Services; A. Sweetman, Sewer & Water Engineer; E. Taylor, Senior Planner; A. Haché, City Clerk; J. Nelson, Clerk's Services Coordinator; CJ Caporale, Council Secretary
<u>News Media</u>	Sudbury Star; MCTV; CIGM; Channel 10 News; Northern Life; CBC Radio-Canada; Big Daddy
<u>Declarations of Pecuniary Interest</u>	None declared.

PUBLIC HEARING - FEES BY-LAW - SOUTH END ROCK TUNNEL

Item 3 <u>Introductory Remarks</u>	<p>The Chair welcomed everyone present and stated that a public meeting was being held as required by the Municipal Act, 2001 where a municipality proposes to pass a fees by-law. He indicated Council by resolution approved a fee to recover \$7.229 million which represents the construction costs of the South End Rock Tunnel attributable to future development subject to the public meeting. The proposed recovery fees would be applicable to new development in the Rock Tunnel Catchment from all sectors - residential, commercial, industrial and institutional. This charge would be collected at the building permit stage and would be in addition to Development Charges.</p> <p>The Chair then stated that any person in attendance would be provided an opportunity to make representation.</p>
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Item 4
Public Notification
Procedures - Fees
By-law - South End
Rock Tunnel

Report dated 2006-08-01, with attachments, from the Executive Director of Administrative Services regarding Public Notification Procedures - Fees By-law - South End Rock Tunnel was received for information only.

Item 5
Section 391 Fees -
South End Rock
Tunnel

Report dated 2006-08-04, with attachments, from the CFO/Treasurer regarding Section 391 Fees - South End Rock Tunnel was received.

Ms. Lorella Hayes, CFO/Treasurer and Mr. John Hughes of Hemson Consulting Ltd. provided Council with an electronic presentation.

Ms. Hayes provided a brief breakdown of the South End Rock Tunnel financing. She stated that the City faces serious challenges to finance infrastructure needs and that recovery fees are consistent with recommendations in the Long Term Financial Plan.

Mr. Hughes provided background information indicating that the construction cost of the rock tunnel will be \$31.1 million, with a net cost to the City of \$22.7 million after the \$8.4 million from the Provincial government. It was directed by Council for staff to examine a cost recovery from new development set at a \$4.0 million recovery target.

He indicated that Hemson Consulting was retained to calculate charges to recover \$4.0 million from new residential development and recommended that the City implement a "Section 391" charge. Mr. Hughes indicated that at the March 8, 2006 Priorities Committee meeting, staff were requested to examine recovery options involving the "ICI" sector.

He outlined the waste water flows indicating that this would be the most appropriate basis for calculating multi-land use charges because a common measurement is required for apportioning costs among different land uses, usage of rock tunnel by type of property is fair basis for apportionment, and estimates of an average daily waste water flow by land use type can be made.

A map of the Rock Tunnel sewer catchment area - land use was provided, along with graphs and charts of the estimated shares of tunnel flows and total costs based on flows.

He provided a chart which outlined the charges calculated for \$7.229 million recovery target and applied to all land uses based on a 6.5% interest rate assumption.

Item 5
Section 391 Fees -
South End Rock
Tunnel
(continued)

The recovery fees from the various sectors are proposed to be applied as follows:

Sector	Amount	Capital Maximum Recovery Amount
Single Family Dwelling Multi Family Dwelling	\$4,621/single family home \$2,772/unit	\$4,771,000
Commercial / Industrial	\$16.96/m ²	1659000
Hospital	\$6,106/bed	529000
University and Schools	\$475/student	126000
Student Residence	\$4,681/unit	144000
TOTAL		\$7,229,000

Mr. Hughes outlined implementation issues and stated that an uneven pace and scale of Institutional projects warrants consideration being given to a fixed charge alternative. He stated that a practical alternative would be an annually set charge comprised of a fixed capital component and an accrued interest component. He recommended that for a practical application of the per student and per bed charge amounts the by-law include per square meter equivalencies. He stated that the disadvantage of this approach is that additional space does not necessarily create additional rock tunnel flows.

He again pointed out that this evening's public information meeting was required before a by-law could be implemented, the charge amounts must be confirmed and updated each year and would be part of the annual rate setting process, and charged revenue and accrued costs must be carefully accounted.

Public Hearing
Section 391 Fees -
South End Rock
Tunnel

A revised "Speakers' List" was available and submissions were heard in the order that they appeared on the list.

Ms. M.L. Sabourin,
Chair of the Board,
St. Joseph's Health
Centre & St. Joseph's
Villa and Ms. Joanne
Palkovits, CEO,
St. Joseph's Health
Centre

Letter dated July 6, 2006 from the St. Joseph's Health Centre was received.

Ms. Sabourin stated that St. Joseph's Health Centre and St. Joseph's Villa will be severely impacted by the proposed South End Rock Tunnel fee. She advised that they were mandated by the Ministry of Health and Long Term Care to develop a 64-bed Complex Continuing Care (CCC) Program, which will be built as an addition to the St. Joseph's Villa on South Bay Road. The CCC beds are being transferred to St. Joseph's Villa by the Sudbury Regional Hospital and will serve all residents of Sudbury.

She advised that as a not-for-profit organization, their budget is extremely tight and they operate with provincial funding dictated by a specific formula and hope they can use this public input session as a means to communicate their concerns with the proposed fee structure.

Ms. Sabourin indicated that the \$6,106 per bed charge equates to an additional development cost of \$390,784 which equals the cost of purchasing sixty-four ceiling lifts (one for every resident's room) and because CCC residents are bed-ridden, the purchase of ceiling lifts is money well spent. She also indicated that the development fee of \$390,784 equals the salary of six full-time nurses.

She advised that as a not-for-profit organization, they are completely dependant on the Ministry of Health and Long Term Care for funding and raising extra revenue will raise costs for the residents.

Ms. Sabourin stated that they appreciate the benefits that this project will bring to the City's infrastructure, but don't believe that the residents and institutions of the South End should be targeted. She stated that one of the basic principles of a municipality is spreading the cost of infrastructures and services among all ratepayers in order to obtain the most out of their investments in areas such as road construction and maintenance, social programs, and public services.

She asked why should institutions such as St. Joseph's Villa be targeted by this extra levy, when it serves people from all parts of Greater Sudbury, as far as Northeastern Ontario. The City of Greater Sudbury should strongly support and facilitate the development of its educational and health facilities. She said that the proposed levy on institutions will hamper the public sector's ability to expand its services, sustain growth and contribute to the City's economic development.

Ms. M.L. Sabourin,
Chair of the Board,
St. Joseph's Health
Centre & St. Joseph's
Villa and Ms. Joanne
Palkovits, CEO,
St. Joseph's Health
Centre

Ms. Sabourin indicated that they were concerned how this decision would impact the Sudbury Regional Hospital's acute care redevelopment project. She asked if Council analyzed the impact that this decision would have on SJHC's CCC project and HRSRH's acute care redevelopment. She also stated that the CCC addition is tied into the Sudbury Regional Hospital's project and that a charge of this kind could "derail it".

Ms. Sabourin strongly encouraged Council to reconsider their decision and to consider all sources of Federal and Provincial programs to help fund the shortfall. They believe that this shortfall should be covered by all Sudbury ratepayers since residents across Sudbury will benefit, either directly or indirectly, from the Rock Tunnel.

Ms. Palkovits stated that Council has an opportunity to apply this fee to all ratepayers. She indicated that this would be setting a precedent which then could be applied to all future developments. She reiterated Ms. Sabourin by indicating that an increase of beds at St. Joseph's Villa will decrease the number of beds at the Sudbury Regional Hospital, having no impact the infrastructure.

Ms. Vickie Kaminski,
President & CEO,
Sudbury Regional
Hospital

Letter dated August 3, 2006 from the Sudbury Regional Hospital was received.

Ms. Kaminski indicated that the Sudbury Regional Hospital was built thirty years ago with a potential six hundred beds to be built and paid fees at that time based on the six hundred beds. The Ministry of Health and Long Term Care did not permit the hospital to open up all six hundred beds. She pointed out that the hospital has paid substantial building and site improvement fees and believes the Hospital has contributed enough. Their current budget has been set which did not include \$1.3 million for Rock Tunnel fees and the hospital does not have the capacity to raise that kind of money. She also stated that the Ministry will not accept over runs and inaccuracies. Any changes to the project's financing plan would require a lengthy approval process. She requested that Council consider a rate increase across the City as opposed to a localized increase across the South End.

Dr. S. Silverton,
Vice-President,
Academic Anglophone
Affairs, Laurentian
University

Letter dated July 27, 2006 from Laurentian University was received.

Dr. Silverton provided Council with an electronic presentation stating that Laurentian serves Sudbury and the North with quality undergraduate education and Laurentian's growth brings new programs to Sudbury (medical school, school of education), and provides Sudbury with new education strength in a knowledge economy.

Dr. S. Silverton,
Vice-President,
Academic Anglophone
Affairs, Laurentian
University
(continued)

She advised Council that Laurentian is funded by the Ontario Ministry of Training, Colleges and Universities (MTCU) whose funding is formula-based. MTCU regulates the tuition fees and Laurentian University cannot pass on additional costs to the students or to MTCU.

She indicated that the development charges could amount to a total of \$270,000 in additional costs which would impact services resulting in a decreased ability to provide 135 scholarships to outstanding students for one year of studies, or a year of salary for two full-time and seven part-time professors, or support for 215 failing students through intensive re-entry program and get them back into university, or modernization of all of their award-winning distance education courses to better serve the mature and place-bound students of the North.

Dr. Silverton stated that Laurentian cannot pass on new costs to students and cannot grow if costs increase. "Slowing Laurentian's growth is bad news for Sudbury and the North. Laurentian's growth brings enhanced economic opportunity to Sudbury."

Dr. R. Jacques
Eden Point, Sudbury

Dr. Jacques stated that nobody questions the present need for a sewage tunnel, but if the City had frozen development ten years ago in the South End, when you could predict that the wastewater infrastructure were at the maximum, the City would not have to spend \$22 million.

He stated that from reviewing Planning documents, before new infrastructure is built, the City should allow development only in areas where there is adequate infrastructure. Serviced lots should be filled first and if developers don't want to follow these principles, then they should pay a surcharge.

He indicated that the present development charges are already subsidized to the point where they are the third lowest in the province. The surcharge for the South End will bring them up to the thirteenth lowest out of sixty-two municipalities that have fees. He also stated that there have been various "surcharges" in the past such as the LoEllen local improvement fees. Development fees should reflect the true cost of improving the current infrastructure.

Dr. Jacques stated that taxpayers of Sudbury strongly support this fee; people want their taxes to be used for services, not to subsidize the development costs of builders and that new infrastructure be supported by realistic development charges. In terms of effect on property taxes, low development fees do not translate into lower property taxes. A \$4,600 increase in development charges will not cause an increase in property taxes.

Dr. R. Jacques
Eden Point, Sudbury
(continued)

The consequence of an increase of development charges is that developers will see their profit margins decreased, as houses are already being sold to their maximum price. It is unlikely that a \$4,600 increase in the cost of a house, which sells for \$300,000+, will drive buyers, who wish to locate in the South End, away. Commercial stores will go where there is a market.

In conclusion, Dr. Jacques stated that having developers pay more of their true cost shows an accountability that is transparent, a standard within the province, fairness and a reflection of the wishes of the people. He also stated that the Institutional and Educational sectors should be exempt and that the Rock Tunnel fee be paid by the ratepayers.

Recess

At 4:30 p.m. Council recessed.

Reconvene

At 4:35 p.m. Council reconvened.

Mr. D. Michel,
Lacroix, Forest

Mr. Michel stated that he is representing Ludger Michel Estates Limited who owns property in the catchment area. He indicated that both Hemson reports refer to "beneficial owners/benefiting lands" and the proposed by-law addresses the same issue. Ludger Michel Estates is not a beneficial owner of the South End Rock Tunnel because most of their property is on a natural flow to the existing Lockerby Tunnel between Marcel Street and Bouchard Street, and they installed sewer lines to meet the needs of the Lockerby Tunnel. A small section of their property is serviced by the Brenda Drive pump station, which discharges into the Lockerby Tunnel.

Mr. Michel stated that should the City eliminate the Brenda Street pump station, an alternative service or compensation to Ludger Michel Estates would be required, as they have paid for all services to their property.

He stated that service charges or area specific charges started in Valley East as area rating with the imposition of fees on residents of Valley East for increased fire fighters. He indicated that such fees are divisive when trying to unite the City.

Councillor Craig requested that staff determine if the property owned by Ludger Michel Estates is in the catchment area and whether or not it benefits from the South End Rock Tunnel.

Mr. Patrice Dubreuil,
Acting Director of
Finance
Collège Boréal

Letter dated July 31, 2006 from Collège Boréal was received.

Mr. Dubreuil indicated that Collège Boréal was presently in support of institutions in the South End. He advised that Ontario's colleges' and educational institutions' funding is based on a provincial formula and based on enrollment growth.

Mr. Patrice Dubreuil,
Acting Director of
Finance
Collège Boréal
(continued)

He stated that Collège Boréal opposes the proposed institutional development charges and asked Council to reconsider the four previous options.

Mr. M.D. Sinclair,
Hinds & Sinclair

Letter dated August 3, 2006 from Hinds & Sinclair was received.

Mr. Sinclair stated that he was representing Dalron Construction Limited who is a privately owned company, pays property taxes to the City of Greater Sudbury and employs over 100 people at this time of the year. They develop properties throughout the City of Greater Sudbury by purchasing buildings in the downtown core and constructing over 3000 single family dwellings to-date. This development charge could affect them and the new homeowners directly. They agree with Mr. Michel's comments regarding area rating. Major infrastructure such as ambulance, fire, should not be a separate charge, but equal throughout the City. With respect to the proposed by-law, it is not sound and will not stand the test of a judicial inquiry.

He stated that it was a matter of fairness and a lack of a consistent policy of charging for large capital projects of this nature. In the past a number of major public works' projects have been undertaken and were paid for out of the general tax rate, by the taxpayers as a whole and not just those who might have been in the catchment area.

There is a lack of definition of "catchment area" which is an issue and some owners are disputing whether or not they are in the catchment area. If this is true, financial calculations could be questionable and subject to further review.

Mr. Sinclair indicated if the cost of a new residence in the South End is increased by \$4,600, other builders will also increase their fees throughout the City, assessment increases will follow and tax increases will be inevitable.

He inquired whether or not any funds raised through development charges were ever used in the South End Rock Tunnel financing. He also stated that there has been some discussion of the possibility of funding costs being recoverable and/or supported through provincial funding, and that it is not apparent if this avenue was pursued by the City.

In summary, Mr. Sinclair stated that the proposed by-law should be "scrapped and any shortfall on the South End Rock Tunnel project be covered from the general rate".

Mr. A. Fex, Senior
Vice-President,
Sudbury Real Estate
Board

Mr. Fex stated that the Sudbury Real Estate Board is opposed to the levy being downloaded to developers. He also indicated that this would adversely affect the real estate market creating an additional charge to the purchaser. This new levy will stifle the growth in the South End and will make it less affordable to the average homeowner. He indicated that the South End is an expensive part of the City, single family dwellings costing \$300,000+ and the levy being absorbed by the purchaser. Mr. Fex stated that whatever happens in the South End will reflect throughout the City. All prices will rise as a result and taxes will rise as well.

Mr. G. Jakelski,
Resident, LoEllen Park

Mr. Jakelski stated that he was a resident and ratepayer for forty-five years in LoEllen Park. He has no other invested interest other than his taxes and water rates. He disagrees with the previous speaker that house prices will increase throughout the City because they may increase in LoEllen Park. Right now the price of houses in the South End are high but not in the rest of the City of Greater Sudbury. He stated that the increase of development charge will not affect the price of homes and that the City of Greater Sudbury development charges are the third lowest in the province, yet the terrain is very difficult to deal with.

He requested Council to vote in favour of the levy.

Ms. Denise Lafond,
Executive Director,
Sudbury & District
Home Builders Assoc.

Ms. Lafond stated that she was here to reiterate what the Sudbury & District Home Builders Association has said over the years. They have fought over the years to keep development charges down because they affect development. An increase in development charges reduces the affordability of new homes. She stated that they were opposed to this new charge as it targets a specific area which is not fair because the City of Greater Sudbury as a whole benefits.

Ms. A. Barnett,
Resident

Ms. Barnett stated she was opposed to an increase in development charges across the board to fund infrastructure in another part of the city. She stated that institutional/educational sectors be exempt and that commercial/residential sectors should pay to help fund the infrastructure that is needed.

List of Attachments

The following is attachments tabled at the meeting:

1. Letter dated 2006-08-09 from Rainbow District School Board

Public Hearing
Section 391 Fees -
South End Rock
Tunnel

There being no further requests to address this matter, the Public Hearing concerning this matter was closed and the Council meeting resumed in order to discuss and vote on the resolution.

Catchment Area

The Chair asked staff to address the questions raised by Mr. Michel regarding the catchment area.

Mr. Greg Clausen, City Engineer explained to Council that the subdivision being constructed by Ludger Michel Estates leads into the existing Rock Tunnel via Yale Street. He stated that there is an overcapacity issue and staff recommendation is if the Rock Tunnel is not approved, further developments will be stopped and existing building permits would have to be cancelled.

Section 391 Fees -
South End Rock
Tunnel

The following resolution was presented:

2006-22 Thompson-Craig: THAT Council pass a Fees By-law to recover **\$7.229 million** which represents the construction costs of the South End Rock Tunnel attributable to future developments in accordance with **Option 1**, as outlined in the report dated June 16, 2006 from the CFO/Treasurer and the report dated June 2006 from Hemson Consulting Ltd.

RECORDED VOTE:

YEAS

Berthiaume
Callaghan
Kett
Rivest

NAYS

Caldarelli
Craig
Gainer
Gasparini
Reynolds
Thompson
Mayor Courtemanche

DEFEATED

Rules of Procedure

Councillor Bradley did not vote as he was not present for a portion of the public hearing.

Section 391 Fees -
South End Rock
Tunnel
(continued)

After discussions, the following resolution was presented:

2006-23 Gainer-Gasparini: THAT Council pass a Fees By-law to recover **\$4 million** which represents the construction costs of the South End Rock Tunnel attributable to future developments in accordance with **Option 3**, as outlined in the report dated June 16, 2006 from the CFO/Treasurer and the report dated June 2006 from Hemson Consulting Ltd.

Section 391 Fees -
South End Rock
Tunnel
(continued)

RECORDED VOTE:

YEAS

Berthiaume
Gainer
Gasparini
Thompson
Mayor Courtemanche

NAYS

Caldarelli
Callaghan
Craig
Kett
Reynolds
Rivest

DEFEATED

The following resolution was presented:

2006-24 Thompson-Gasparini: THAT Council pass a Fees By-law to recover **\$6.430 million** which represents the construction costs of the South End Rock Tunnel attributable to future developments in accordance with a **portion of Option 1**, as outlined in the report dated June 16, 2006 from the CFO/Treasurer and the report dated June 2006 from Hemson Consulting Ltd.

RECORDED VOTE:

YEAS

Berthiaume
Gasparini
Kett
Thompson

NAYS

Caldarelli
Callaghan
Craig
Gainer
Reynolds
Rivest
Mayor Courtemanche

DEFEATED

Motion for Deferral

With the concurrence of Council, the Chair moved that the foregoing item be deferred to staff to bring back further options for Council's consideration.

Adjournment

2006-25 Bradley-Callaghan: THAT this meeting does now adjourn.
Time: 6:40 p.m.

CARRIED

Mayor

City Clerk

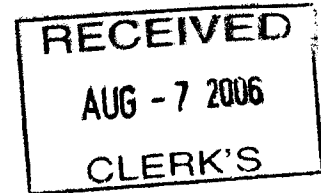


69 Young Street Sudbury ON P3E 3G5

Tel: (705) 674-3171 Fax: (705) 671-2442

www.rainbowschools.ca

August 9, 2006



Mayor David Courtemanche
City of Greater Sudbury
P.O. Box 5000, Station A
200 Brady Street
Sudbury, ON P3A 5P3

Dear Mayor Courtemanche,

Rainbow District School Board is the largest school board in Northern Ontario, servicing over 16,000 students in the area of Greater Sudbury, Espanola and Manitoulin. The Ministry of Education has recently requested that boards of education prepare 5-year capital plans, to be used for capital funding decisions regarding schools, including new facilities. The Ministry of Education is reviewing the needs of all boards in Ontario and is setting new rules for capital funding.

The Rainbow District School Board has submitted an aggressive plan divided in geographical areas, which includes the consolidation of schools as well as new facilities. The south end of the city is one area which includes four elementary schools and two secondary schools, servicing approximately 3,000 students. The two secondary schools offer magnet programs that are available to all students in the RDSB boundary, not only to south end students. As a result of the population growth in the south end, the board, in the near future, will need to address the infrastructure requirements in that area.

The City Council's recent decision to impose development charges on educational institutions for all future development in the City's south end to finance a shortfall in the construction of the south end rock tunnel would pose tremendous economic pressures on the RDSB.

School boards in the north are already facing funding shortfalls due to increased cost of construction compared to southern Ontario. To add to these costs further exacerbates the chances of providing an environment, which is conducive to effective learning for our students.

The funding to district school boards is regulated by the provincial government and will not increase as a result of unforeseen development charges.

Our view is that a geographic distribution of this cost in a general rate increase is more consistent with the needs of the broader public. We respectfully request reconsideration by Council of the assessment of a new sewer fee to finance the south end sewer tunnel.

Thank you for your attention to this matter.

Yours truly,

Jean Hanson
Director of Education

THE FOURTEENTH MEETING OF THE STREET NAMING COMMITTEE OF THE CITY OF GREATER SUDBURY

C-12
Tom Davies Square

Tuesday, September 5, 2006
Commencement: 4:35 p.m.

COUNCILLOR ANDRÉ RIVEST PRESIDING

Present

Fern Cormier; Roy Edey; Claude Gosselin; Rick Sasseville; Tony Sundholm;

Staff

C. Hallsworth, Executive Director of Administrative Services;
R. Swiddle, City Solicitor; A. Haché, City Clerk; CJ Caporale, Council Secretary

Declarations of Pecuniary Interest

None declared.

MANAGERS' REPORTS

Item 1 Street Naming Procedures

Report dated 2006-07-28 from the Executive Director of Administrative Services regarding Street Naming Procedures was received.

The City Solicitor briefly outlined the report on pages 1-6 of the agenda stating that there were three remaining categories of streets to be dealt with:

- #2 open streets that have not been named (page 4 of the agenda);
- #3 open streets that are named, and for which a request has been received to rename (page 5 of the agenda);
- #4 open duplicate-name streets for which no request has been received (page 6 of the agenda).

He indicated that he could provide examples of how to deal with name changes and submit procedures to follow. The following input was received from the Committee concerning this matter:

Mr. Edey suggested that flyers be distributed to the residents in the affected area asking them to provide the Committee with a name that they chose.

Mr. Sasseville stated that the Community Action Networks (CANs) could facilitate meetings with the residents in order to obtain information and report back to the Street Naming Committee. He also indicated that letters were to be sent to various organizations asking for input or suggestions for acceptable street names. Mr. Swiddle will verify if the letters were mailed out.

Item 1
Street Naming
Procedures
(continued)

Mr. Cormier asked the City Solicitor if there are best practice models from other Cities. Mr. Swiddle indicated that in other municipalities staff provide names to the Committee and a public hearing is held.

Maps and lists of Fire Routes in Rayside-Balfour was tabled.

The City Solicitor indicated that private roads or roads with no access have been named Fire Route "9" or Fire Route "L" for example. He stated that having named these roads a Fire Route, prevents residents from duplicating a street name and ensuring they follow City policy.

The Committee agreed to proceed with category #2 (open streets that have not been named), items 1-6 and deal with item 7 at a later time (page 4 of the agenda). He stated that when preparing for a street name change, three objectives should be addressed:

1. Advise residents why the street name is being changed.
2. Provide what the advantages are in having the name changed.
3. Provide the historic background of the new name.

Discussions ensued regarding various street naming procedures and the City Solicitor was directed to prepare draft procedures for the Committee's consideration.

MINUTES

Item 2
Report No. 13
Street Naming
Committee
2006-06-27

Recommendation #2006-14

Rivest: THAT Report #13, Street Naming Committee Minutes of June 27th, 2006, be adopted.

CARRIED

Committee Members noted that regrets should be noted on future minutes.

FOR INFORMATION ONLY

Item 3
Priorities Committee
Recommendation
2006-137

The Committee Members noted that the following Priorities Committee recommendation #2006-137 was adopted by Council. Received for information of the Committee:

"THAT Priorities Committee approve the Street Naming Policy as outlined in Resolution #2006-08 of the Street Naming Committee;

With the exception of the portion dealing with street designations;

AND THAT street designations be referred to staff."

Next Meeting

The next meeting is scheduled for Tuesday, November 21, 2006.

Adjournment

Recommendation #2006-15

Rivest: THAT we do now adjourn. Time: 6:13 p.m.

CARRIED

Councillor André Rivest, Chair

Angie Haché, City Clerk

MINUTES OF THE TENDER OPENING COMMITTEE

Committee Room C-21
Tom Davies Square
2006-08-22

Commencement: 2:35 p.m.
Adjournment: 2:37 p.m.

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

Present

S. Turner, Financial Analyst; K. Lessard, Law Clerk; D. Martel, Mechanical Foreperson; C. Lariviere, Secretary to the Manager of Supplies & Services/Purchasing Agent

Contract GDD06-07 Tires for Public Transit

Contract GDD06-07, Tender for Lease of Tires for Public Transit {estimated at \$100,000/year} were received from the following bidder:

BIDDER	TIRE B305/70R x 22.5	TIRE B305/85R x 22.5
Goodyear Canada Inc.	\$0.023143/BUS km	\$0.01339/BUS km

The foregoing tender was turned over to the Mechanical Foreperson for review and recommendation. A report outlining the recommendations would be prepared and forwarded to the General Manager of Growth & Development for approval. A copy of this report would be provided to the Manager of Supplies & Services.

Adjournment

The meeting adjourned at 2:37 p.m.

Chairman

Secretary

T.O.C. 2006-08-22

MINUTES OF THE TENDER OPENING COMMITTEE

Committee Room C-21
Tom Davies Square
2006-08-29

Commencement: 2:35 p.m.
Adjournment: 2:40 p.m.

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

Present

R. Wood, Investment Officer; K. Bowschar Lische, Law Clerk; E. Bertrand, Mechanical Foreperson; C. Lariviere, Secretary to the Manager of Supplies & Services/Purchasing Agent

Contract IES06-45 Six Half Ton Pick-Ups

Contract IES06-45, Tender for the Purchase of Six (6) 2006 or 2007 One-Half Ton Pick-Up Trucks {estimated at a cost of \$160,000} were received from the following bidders:

BIDDER	TOTAL
Cambrian Ford Sales Inc	\$137,552.40
Mazucca Chrysler	\$166,601.88
Mike Doyle Dodge Chrysler	\$138,194.33

The foregoing tenders were turned over to the Mechanical Foreperson for review and recommendation. A report outlining the recommendations would be prepared and forwarded to the General Manager of Infrastructure & Emergency Services for approval. A copy of this report would be provided to the Manager of Supplies & Services.

Contract IES06-46 Four Cab & Chassis

Contract IES06-46, Tender for the Purchase of Four (4) 2006 or 2007 Cab & Chassis Complete with Dump Box {estimated at a cost of \$280,000} were received from the following bidders:

BIDDER	TOTAL
Cambrian Ford Sales Inc.	\$213,056.88
Crosstown Chevrolet Ltd.	\$243,960.00

The foregoing tenders were turned over to the Mechanical Foreperson for review and recommendation. A report outlining the recommendations would be prepared and forwarded to the General Manager of Infrastructure & Emergency Services for approval. A copy of this report would be provided to the Manager of Supplies & Services.

Adjournment

The meeting adjourned at 2:40 p.m.

Chairman

Secretary

MINUTES OF THE TENDER OPENING COMMITTEE

Committee Room C-21
Tom Davies Square
2006-08-31

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

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

Present

S. Turner, Financial Analyst; K. Bowschar-Liche, Law Clerk; E. Bertrand, Mechanical Foreperson; M. Coppo, Supplies & Services Co-ordinator; Mary Murdoch, Co-ordinator/Emergency Shelters & Homelessness Initiatives; C. Wilford, Women at Risk, Ontario Works; F. Tann, Clerk-Receptionist

Contract CDS06-16
RFP for Intensive Case
Management Services

Contract CDS06-16, Request for Proposal for Provision of Intensive Case Management Services to Break the Cycle of Homelessness (One-Time Pilot Project) {estimated at a cost of \$108,500.00} was received from the following proponent:

Sudbury Action Centre for Youth

The foregoing proposal was turned over to the Co-ordinator/Emergency Shelters & Homelessness Initiatives for review and recommendation. A report outlining the recommendations would be prepared and forwarded to the General Manager of Community Development for approval. 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. 2006-08-31 (1)

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

Committee Room C-11
Tom Davies Square

Tuesday, September 5th, 2006
Commencement: 4:00 p.m.
Adjournment: 4:38 p.m.

CHAIR RON DUPUIS PRESIDING

Present Councillors Bradley, Caldarelli, Reynolds (A 4:03pm)

Staff G. Lefebvre, By-law Enforcement Officer; T. Rossignol, By-law Enforcement Officer; E. Labelle, Clerk Designate; F. Bortolussi, Planning Committee Secretary

Declarations of Pecuniary Interest None declared.

MANAGERS' REPORTS

Appeal of Order to Remedy
43 Balsam Street
Copper Cliff Report dated August 23rd, 2006 was received from the General Manager of Growth and Development 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, Shannon Lepage, 43 Balsam Street, Copper Cliff.

The Property Standards Officer advised that, on July 18th, 2006, a complaint was received regarding the dwelling at 43 Balsam Street, Copper Cliff. He stated that an inspection of the property revealed garbage/waste items on and beside the covered porch of the dwelling. Also, the paint on the dwelling had peeled off leaving much of the wood exposed to the elements. He further stated the floor of the porch had boards missing and others were rotted. Also, some of the spindles on the porch were missing and the roof appeared to be sagging causing concern for the structural integrity of the building. He indicated a request was made to Building Services to have a building inspector attend at the property to address the structural concerns and decide if the porch needs to be repaired or removed. An Order to Remedy was sent to the property owner on July 19th, 2006.

Shannon Lepage, the property owner, indicated that all the garbage and other items on the outside of the house have been disposed of and what remains to be completed is the painting of the house and the repairing of the porch. She further indicated that it is not possible to carry out this work at the present time due to her financial situation.

MANAGERS' REPORTS (cont'd)

Appeal of Order
to Remedy
43 Balsam Street
Copper Cliff
(cont'd)

The Property Standards Officer indicated that he has received two additional complaints. The main complaint is the appearance of the building.

Councillor Bradley stated he also received calls of concern regarding this property.

The following resolution was presented:

2006-11 Bradley-Caldarelli: THAT the Order to Remedy issued to Shannon Lepage, the property owner of 43 Balsam Street, Copper Cliff (City of Greater Sudbury) be upheld and that the property owner be allowed until November 1st, 2006 to paint the exterior and until June 30th, 2007 to repair and restore the porch and meet the other requirements of the Order.

CARRIED

Appeal of Order
to Remedy
3654 Suzanne
Street, Val Caron

Report dated August 17th, 2006 was received from the General Manager of Growth and Development regarding an Appeal of issued by a Property Standards Officer under the City of Greater Sudbury Maintenance and Occupancy Standards By-law #2001-200, Pauline Montcalm-Carscadden, 3654 Suzanne Street, Val Caron.

The Property Standards Officer advised that, on July 19th, 2006, a complaint was received regarding the grass at 3654 Suzanne Street, Val Caron which had not been cut this year or last. He stated that an inspection of the property revealed the grass was longer than the required height of 20 centimetres (8 inches). He further stated that the grass had the appearance of having been trampled upon in an attempt to make it look as if it was of the required height. An Order to Remedy was sent to the property owner on July 21st, 2006.

The Property Standards Officer received a voice-mail message from a female party identifying herself as Pauline Montcalm-Carscadden claiming that the grass was purposely left unmowed as she was "Doing the One-Tonne Challenge" and that using a lawnmower would damage the environment. The Property Standards Office offered more environmentally friendly solutions, such as the use of a push lawnmower or ethanol fuel, without success.

The property owner was not present.

MANAGERS' REPORTS (cont'd)

Appeal of Order
to Remedy
3654 Suzanne
Street, Val Caron
(cont'd)

The following resolution was presented:

2006-12 Caldarelli-Bradley: THAT the Order to Remedy issued to Pauline Montcalm-Carscadden, the property owner of 3654 Suzanne Street, Val Caron (City of Greater Sudbury) be upheld.

CARRIED

Appeal of Order
to Remedy
61 Front
Street, Sudbury

Report dated August 18th, 2006 was received from the General Manager of Growth and Development regarding an Appeal of issued by a Property Standards Officer under the City of Greater Sudbury Maintenance and Occupancy Standards By-law #2001-200, Jacques Ferrier, 61 Front Street, Sudbury.

The Property Standards Officer advised that, on July 31st, 2006, a complaint was received regarding an overflowing garbage box at 61 Front Street, Sudbury. He stated that an inspection of the property revealed the garbage box was full to capacity and a significant amount of garbage bags were sitting beside it. An Order to Remedy was sent to the property owner on August 17th, 2006.

Jacques Ferrier, the property owner, indicated that he did not receive notice that the garbage would no longer be collected at the rear of the property and would only be picked up at the front. This therefore resulted in a two-week garbage accumulation. He stated the garbage has since been removed.

Cederic Ferrier, son of Jacques Ferrier, indicated he spoke with the City's Waste Management Department in an attempt to get a bin. He stated he is having problems obtaining a bin and is being told it is because of the grade of the street.

Jacques Ferrier questioned the fact that they are being charged \$19 per unit but are refused a bin.

The following resolution was presented:

2006-13 Bradley-Caldarelli: THAT the Order to Remedy issued to Jacques Ferrier, the property owner of 61 Front Street, Sudbury (City of Greater Sudbury) be rescinded.

CARRIED

Adjournment

2006-14 Caldarelli-Braldey: THAT we do now adjourn.
TIME: 4:38 p.m.

CARRIED

CLERK DESIGNATE

CHAIR RON DUPUIS PRESIDING

**MINUTES OF THE REGULAR BOARD MEETING
OF THE GREATER SUDBURY HOUSING CORPORATION
HELD ON TUESDAY, JUNE 27, 2006
IN THE BOARDROOM AT THE OFFICES OF THE
GREATER SUDBURY HOUSING CORPORATION
AT 5:00 P.M.**

In Attendance:

Mr. Alex Fex	-	Board Member
Mr. Ronald Bradley	-	Board Member
Ms. Frances Caldarelli	-	Board Member
Mr. Mart Kivistik	-	Board Member
Ms. Madeleine Rochon	-	Board Member
Ms. Rita Clifford	-	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
Mr. Richard Munn	-	Manager of Technical Services
Ms. Debbie Cleaver	-	Executive Assistant (Recording Secretary)

Regrets:

Mrs. Barb Dubois	-	Manager of Finance & Administration
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(I) **CALL TO ORDER**

The Chair, Mr. A. Fex, 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 #06-071

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

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

CARRIED

(IV) **APPROVAL OF MINUTES – Regular GSHC Board Meeting -
MAY 23, 2006**

Motion #06-072

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

"RESOLVED THAT the Minutes of the Regular Board Meeting of May 23, 2006 be adopted as circulated."

CARRIED

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

It was indicated that there was no business arising from the last regular meeting to discuss at this time.

(VI) ACTION ITEMS

1) AGM RECAP – (DRAFT MINUTES)

Copies of the Draft Minutes of the GSHC Annual General Meeting of June 14, 2006 were distributed to the Members of the Board for their review. The Chair thanked the staff and Board Members for attending the Annual General Meeting. R. Bradley expressed his apologies for the AGM being cut short explaining that the Councillors were also not pleased that the duration of the meeting was very limited.

It was stated however that the Council indicated their support on the GSHC being permitted to set up reserves for the Operating and Capital budgets.

Motion #06-073

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

“BE IT RESOLVED THAT the Board of Directors of the Greater Sudbury Housing Corporation receives for information the draft Minutes of the GSHC Annual General Meeting of June 14, 2006 and approve the submission of these minutes to the Shareholder for their approval at the 2007 Annual General Meeting.”

CARRIED

Motion #06-074

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

“WHEREAS the Greater Sudbury Housing Corporation had to respond on an emergency basis to new Fire Code regulations requiring smoke detectors on every level of the home by March 1/06;

AND WHEREAS the cost of said installations of smoke detectors has been in excess of \$200,000;

BE IT RESOLVED THAT the Greater Sudbury Housing Corporation request funding from City of Greater Sudbury Housing Services to offset the cost of the unexpected change in the Fire Code regulations to maintain the Capital Program for 2006.”

CARRIED

(VI) **ACTION ITEMS** - Continued

1) **AGM RECAP – (DRAFT MINUTES) – Continued**

Motion #06-075

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

“WHEREAS the Greater Sudbury Housing Corporation has generated both Operating and Capital surpluses in 2005; AND WHEREAS the Greater Sudbury Housing Corporation needs to increase its capacity to respond to future budget pressures such as escalating utility rates and emergency capital replacements;

BE IT RESOLVED THAT the Greater Sudbury Housing Board request to the Shareholder / CGS Housing Services that Greater Sudbury Housing Corporation be granted the ability to set up Operating and Capital Reserves from present and / or future surpluses at levels agreeable to the City in order to help the Housing Corporation address in-house as much as possible any emergencies and / or budget pressures as they occur.”

CARRIED

(VI) ACTION ITEMS - (Continued)

2) GSHC 30 YEAR CAPITAL PLAN

The Board Members were provided with a verbal update on the preparation of the GSHC 30 Year Capital Plan with the General Manager explaining the backlog of Capital work. The General Manager and the Manager of Technical Services recommended to the Board that a meeting with the Councillors be requested for GSHC to present and advise the Shareholder on the findings of the GSHC 30 Year Capital Plan.

It was the consensus of the Board that GSHC request that a one hour meeting for the beginning of September be scheduled with the Shareholder.

Motion #06-076

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

"WHEREAS Technical Services' 30 Year Capital Plan shows a significant annual shortfall in funding from the current \$2.3 million/year allocation to the Greater Sudbury Housing Corporation to address capital replacements of basic building elements;

AND WHEREAS current Capital jobs are continually being pushed into future years causing a backlog unfinished work;

AND WHEREAS THE City of Greater Sudbury / Greater Sudbury Housing Corporation Shareholder's Declaration requires that the Housing Corporation to maintain in good repair and usefulness its assets in order to provide quality affordable housing;

AND WHEREAS the Shareholders' Declaration requires the Greater Sudbury Housing Corporation to report to the Shareholder any information that is likely to affect its objective

BE IT RESOLVED THAT the Greater Sudbury Housing Board officially request that it be given an opportunity to present Technical Services' 30 Year Capital Plan to the Shareholder for consideration on potential long term funding shortfall of its assets."

CARRIED

(VI) ACTION ITEMS - (Continued)

**3) FRENCH LANGUAGE SERVICES ACT
- STAFF RE-DESIGNATIONS**

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

Motion #06-077

Moved by Ms. M. Rochon and seconded by Ms. F. Caldarelli:

“BE IT RESOLVED THAT the Board of Directors of the Greater Sudbury Housing Corporation endorse and approve the transfer of a French Language designation from the vacant Technical Services Clerk position to one of two Maintenance Property Management Clerks;

And Further Be It Resolved that the French Language designation be also transferred from the former Leasing Clerk position to one of the two Tenant Placement Clerks in the Tenant Placement Department, in order that the Greater Sudbury Housing Corporation can better provide French Language Services to its clients and the public.”

CARRIED

4) TENANT INSTALLED POOLS SAFETY POLICY

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

The Board Members were advised that GSHC is working closely with CGS By-law Department to ensure the installation of pools is in compliance with the by-law and following GSHC policy.

Motion #06-078

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

“BE IT RESOLVED THAT the Board of Directors of the Greater Sudbury Housing Corporation endorses and approves the attached GSHC Tenant Swimming Pools Policy to enhance the protection of children on GSHC properties.”

CARRIED

(VI) ACTION ITEMS (Continued)

5) ISSUE OF VISA CARDS

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

Motion #06-079

Moved by Ms. M. Rochon and seconded by Ms. R. Clifford:

“BE IT RESOLVED THAT the Board of Directors of the Greater Sudbury Housing Corporation approve the issue of VISA Card, with the appropriate previously approved Staff credit limits, to the Lynn Senecal on a short term basis while he is replacing / performing the duties for the Repairperson who is on temporary leave.”

CARRIED

(VII) REPORTS

1) Chair's Report:

The Chair indicated that he had nothing to report at this time.

2) General Manager's Report:

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

F. Caldarelli and R. Munn agreed to meet to discuss funding for playground equipment at Rumball Terrace.

3) Financial Report:

The General Manager provided a verbal summary on the submitted financial report.

4) Technical Services Manager's Report:

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

VII) REPORTS (Continued)

5) Tender Committee:

5a) Short Form Tender Committee

The submitted Minutes of the Short Form Tender Committee Meeting of May 31st 2006 were reviewed and noted by the Members of the Board.

6) Manager of Operations Report (Arrears/Placements/Activities):

The submitted report for May 2006 was reviewed and noted with the Manager of Operations providing a verbal summary to the report.

7) Resolutions Arising from Consent Reports:

7a) Consent Resolution:

Motion #06-080

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

"BE IT RESOLVED THAT the Board of Directors of the Greater Sudbury Housing Corporation received for information the Items contained in the Reports / Consent Agenda:

Agenda Item: VII 1) Chair's Report

VII 2) General Manager's Report

VII 3) Financial Report - *January 1, 2006 to May 31, 2006*

VII 4) Technical Services Manager Report

VII 5) Tender Committee

- a) Short Form Tender Committee – May 31st 2006

VII 6) Manager of Operations Report

(Arrears / Placements / Activities)

CARRIED

VII) REPORTS (Continued)

7) Resolutions Arising from Consent Reports: (Continued)

7b) Capital Works Plan:

The distributed report was reviewed and noted with the Manager of Technical Services providing a verbal explanation to the report.

Motion #06-081

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

BE IT RESOLVED THAT the Board of Directors of the Greater Sudbury Housing Corporation approve the changes to the Capital Works Plan, including the addition or cancellation of jobs listed herein and transfers of approved capital funding between jobs as shown on the attached capital budget report."

CARRIED

(VIII) ITEMS FOR INFORMATION

The following items were distributed for information purposes to the Board:

- 1) ONPHA E-ALERT – Newsletter – May 19, 2006
- 2) ONPHA E-ALERT – Newsletter – June 1, 2006
- 3) ONPHA E-ALERT – Newsletter – June 15, 2006
- 4) Regional ONPHA Meeting Presentation
- 5) Minutes of the Joint Health & Safety Committee Meeting of May 11, 2006
- 6) Memo to All Contractors Working for GSHC RE: Charge Backs for False Fire Alarms
- 7) Summary of Minutes of Internal Review Committee Meetings of
May 12th, 16th, 18th, 23rd, 30th, June 1st, 6th, 8th and 13th, 2006
- 8) GSHC Newsletter – June 2006 Edition

(IX) OTHER BUSINESS

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

(X) MOVE TO IN-CAMERA SESSION

Motion #06-082

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

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

CARRIED

MOVE OUT OF CAMERA SESSION

Motion #06-083

Moved by Mr. R. Bradley 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

The following motions are a result of the In-Camera Session of the Board meeting.

Motion #06-084

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

"BE IT RESOLVED THAT the GSHC Board of Directors authorize the Corporation to enter into an emergency 7-month Property Management contract for the Capreol Non Profit Housing Corporation."

CARRIED

Motion #06-085

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

"BE IT RESOLVED THAT the GSHC Board of Directors approve the merit increase for the Property Manager based on her superior performance to the next Step of her pay grid and that her contract be adjusted accordingly from August 3, 2006 to December 31, 2006."

CARRIED

(XII) DATE OF NEXT MEETING

The next regularly scheduled Board Meeting is Tuesday, August 22nd, 2006 at 5:00 p.m.

(XIII) ADJOURNMENT OF MEETING

Motion #06-086

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

"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

**THE FIFTH MEETING OF THE COURT OF REVISION
OF THE CITY OF GREATER SUDBURY**

**Valley East Citizen Service Centre
4100 Elmview Drive, Hanmer**

**Tuesday, August 8th, 2006
Commencement: 5:30 p.m.
Adjournment: 6:28 p.m.**

COUNCILLOR ANDRÉ RIVEST PRESIDING

Present Councillor Bradley

Staff R. Norton, Drainage Engineer; E. Labelle, Clerk Designate,
F. Bortolussi, Planning Committee Secretary

Land Owners Donna Chudczak, R. Charbonneau

Others K. Smart and J. Linley, K. Smart Associates Limited

Declarations of
Pecuniary Interest None declared.

Hope Municipal
Drain Report dated August 1st, 2006 was received from the Executive
Director of Administrative Services regarding the Hope Municipal
Drain.

Letter dated July 28th, 2006 was received from Donna Chudczak
appealing the net assessment made to her property.

Councillor Rivest, Chair of the Court of Revision, advised that the
purpose of the meeting was to hear appeals on assessment from
affected property owners. He advised that the last day for receiving
written appeals was July 28th, 2006 and one appeal had been
received. He also pointed out that in order to hear any non-written
appeals the Court must pass a resolution to do so.

The following resolution was presented:

2006-01 Rivest-Bradley: THAT the Court of Revision entertain the
appeal of DONNA CHUDCZAK for the Hope Municipal Drainage
Works.

CARRIED

Donna Chudczak Donna Chudczak stated she feels she should not be assessed
\$595 for the drainage works. She stated that in the past the former
Town of Valley East carried out the brush cutting and regular
cleaning at no charge. She feels it is unfair that some property

Hope Municipal Drain (continued)

Donna Chudczak
(continued)

owners are receiving monies and some are not required to pay for the drainage works. She stated, in her opinion, everyone should be charged. She also stated that, although developers are charged, they will only pass the cost on to the eventual home purchasers. She feels it is unfair the drainage works are carried out because of development and individual owners are required to pay. She asked that her assessment of \$595 be waived as she is not receiving any benefit.

Kenn Smart indicated that the result of this municipal drain is that the municipality will be responsible for the maintenance of the drainage works. He stated that the Chudczak property will have two new 30-foot culverts creating a new laneway along with other work. He stated that the total value of the work on the Chudczak property is \$66,000 and that the work will be a great benefit to the property. He also indicated that, instead of the project contractor hauling out excavated materials, the property owner can level the materials on her property and be paid for the work done.

The following resolutions were presented:

2006-02 Rivest-Bradley: THAT the Court of Revision will permit hearing non-written appeals to the Hope Municipal Drainage Works.

CARRIED

The Chair of the Court of Revision asked if there was anyone in the audience who would like to address the Court regarding the assessment of their property as it related to the Hope Municipal Municipal Drainage Works.

Mr. Charbonneau

Mr. Charbonneau asked about the process and if this project will be proceeding. Mr. Smart explained the process and advised that if there are no appeals, the municipality will pass the by-law and the project will go to tender. Mr. Charbonneau indicated he is not appealing his assessment.

The following recommendation was presented:

2006-03 Bradley-Rivest: THAT the Court of Revision for the Hope Municipal Drainage Works hereby confirms the assessment schedule as fixed by the Engineer's Report dated June 30, 2006, from K. Smart Associates Limited, and recommends that if no appeals are received by August 29, 2006 that the Council of the

Hope Municipal Drain (continued)

Recommendation #2006-03 (continued)

City of Greater Sudbury give third and final reading to BY-LAW 2006-144, "A BY-LAW OF THE CITY OF GREATER SUDBURY TO PROVIDE FOR THE HOPE MUNICIPAL DRAINAGE WORKS IN THE CITY OF GREATER SUDBURY".

CARRIED

Hope Municipal
Drain

Report dated August 1st, 2006 was received from the Executive Director of Administrative Services regarding the Poitras Municipal Drain.

Councillor Rivest advised that the last day for receiving written appeals was July 28th, 2006 and no appeals had been received. He also pointed out that in order to hear any non-written appeals the Court must pass a resolution to do so.

The following recommendation was presented:

2006-04 Rivest-Bradley: THAT the Court of Revision will permit hearing non-written appeals to the Poitras Municipal Drainage Works.

CARRIED

The Chair of the Court of Revision asked if there was anyone in the audience who would like to address the Court regarding the assessment of their property as it related to the Hope Municipal Municipal Drainage Works and, seeing none, the following resolution was presented:

2006-05 Bradley-Rivest: THAT the Court of Revision for the Poitras Municipal Drainage Works hereby confirms the assessment schedule as fixed by the Engineer's Report dated June 30, 2006, from K. Smart Associates Limited, and recommends that if no appeals are received by August 29, 2006 that the Council of the City of Greater Sudbury give third and final reading to BY-LAW 2006-145, "A BY-LAW OF THE CITY OF GREATER SUDBURY TO PROVIDE FOR THE POITRAS MUNICIPAL DRAINAGE WORKS IN THE CITY OF GREATER SUDBURY".

CARRIED

Adjournment

2006-06 Kett-Bradley: THAT the Court of Revision for the Hope Municipal Drainage Works and the Poitras Municipal Drainage Works is now herewith closed.

TIME: 6:28 p.m.

CARRIED

CLERK DESIGNATE

COUNCILLOR ANDRE RIVEST