

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

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

**Tuesday, January 18th, 2005
Commencement: 4:30 p.m.
Adjournment: 8:10 p.m.**

COUNCILLOR LYNNE REYNOLDS PRESIDING

Present Councillors Bradley, Caldarelli (A 4:37 p.m.), Dupuis, Thompson

Staff D. Braney, Property Negotiator / Appraiser; B. Lautenbach, Director of Planning Services; A. Potvin, Manager of Development Services; A. Haché, Deputy City Clerk; F. Bortolussi, Planning Committee Secretary

Declarations of Pecuniary Interest None declared.

"In Camera" **Recommendation #2005-01:**

Dupuis-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 2002-202 and the Municipal Act, 2001, s.239(2)(f).

CARRIED

Recess At 5:00 p.m., the Planning Committee recessed.

Reconvene At 5:38 p.m., the Planning Committee reconvened in the **Council Chamber** for the regular meeting.

COUNCILLOR RUSS THOMPSON PRESIDING

Present Councillors Bradley, Caldarelli, Dupuis, Reynolds

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

News Media Northern Life, Sudbury Star, News 10

Declarations of Pecuniary Interest None declared

MATTERS ARISING FROM THE "IN CAMERA" SESSION

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

Lease Agreement 200 Larch Street, Sudbury Omega Direct Response Inc. The following recommendation was presented:

Recommendation #2005-02:

Bradley-Dupuis: THAT the City enter into a Lease Agreement with Omega Direct Response for the main floor of the building located at 200 Larch Street for a term of one year with an option to renew for another year at a rent of \$105,000.00 subject to adjustments, and

THAT a by-law be passed authorizing the execution of the required documents.

CARRIED

Sale of Surplus Land, Vincent Street, Sudbury The following recommendation was presented:

Recommendation #2005-03:

Dupuis-Bradley: THAT part of Lot 60, Plan 13-S, Vincent Street, Sudbury, measuring 4,100 square feet in size, be sold to Gerald Omer Viau for the price of \$2,000 pursuant to the procedures governing the disposal of limited marketability property set out in the City's Property By-law; and

THAT Council pass a by-law authorizing the execution of the documents required to complete the transaction.

CARRIED

Sale of Land
Walden
Industrial Park

The following recommendation was presented:

Recommendation #2005-04:

Bradley-Dupuis: THAT the Council of the City of Greater Sudbury authorize the sale of PIN 73376 - 0236, formerly Parcel 31077 Sudbury West Section and part of PIN 73376 - 023, formerly Parcel 31078 Sudbury West Section, part of Lot 5, Concession 5, Township of Waters, City of Greater Sudbury to 1232294 Ontario Limited (Stainless Steel Technology) for \$15,000.00 plus GST and applicable transfer costs,

THAT a by-law be passed authorizing the execution of the documents required to complete the transaction, and

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

CARRIED

DELEGATIONS

Land Reclamation
Program, City of
Greater Sudbury
Annual Report
2004

Report dated December 2004, from the General Manager of Growth and Development was received regarding Land Reclamation Program, City of Greater Sudbury, Annual Report 2004. The Annual Report was distributed to the Committee Members.

Stephen Monet, Coordinator of Environmental Initiatives, gave an electronic presentation outlining the Land Reclamation Program, City of Greater Sudbury Annual Report 2004.

In 2004, 269,096 trees were planted (for a total to-date of 8,229,109 trees) and 17.4 hectares were limed (for a total to date of 3,346 hectares).

The Land Reclamation Program will focus on watershed improvement and increased biodiversity. Initiatives undertaken to improve watersheds were: completing the reclamation of the Silver Lake watershed; reclaiming the watershed of an important tributary of Junction Creek around the snow dump; and improving tree canopy cover in several watersheds. Another watershed program completed in 2004 was the mapping of tree canopy cover and impervious surface cover (roof tops, sidewalks, asphalt) for all

urban areas in City Greater Sudbury and detailed mapping of the watersheds and subwatersheds of Lake Ramsey and Lake Nepahwin which indicate where work is required. The Land Reclamation Program is increasing the diversity of trees planted as more diversity makes the ecosystem more resilient to large scale damage by pest and disease infestations and climate changes. Also, forest floor blocks were cut from a site being stripped for mineral exploration by FNX Mining and transplanted to biologically impoverished reclamation sites at the Froot Road Trail and the Jane Goodall Reclamation Trail. Long term monitoring will track changes in plant species and vegetation structure to determine the need for further intervention.

Funding partners, financial contributions and events and communications were outlined.

The following recommendation was presented:

Recommendation #2005-05:

Dupuis-Bradley: THAT the Planning Committee of the City of Greater Sudbury recognize the achievements of the Land Reclamation Program and the value of the Program that has enhanced quality of life in the City over the past 26 years, and support the on-going initiatives of the Program, and further,

THAT the Land Reclamation Program, City of Greater Sudbury Annual Report 2004 be received.

CARRIED

The Committee agreed that Dr. Monet make this presentation to the Priorities Committee.

PUBLIC HEARINGS

APPLICATION FOR REZONING IN ORDER TO PERMIT A "CARNIVAL" IN LOT 6, CONCESSION 3, TOWNSHIP OF MCKIM, LORNE STREET/ENERGY COURT, SUDBURY - CITY OF GREATER SUDBURY

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

Report dated January 11th, 2005, was received from the Director of Planning Services and the General Manager of Growth and Development regarding an application for rezoning in order to permit a "carnival" in Lot 6, Concession 3, Township of McKim, Lorne Street/Energy Court, Sudbury - City of Greater Sudbury.

APPLICATION FOR REZONING IN ORDER TO PERMIT A “CARNIVAL” IN LOT 6, CONCESSION 3, TOWNSHIP OF MCKIM, LORNE STREET/ENERGY COURT, SUDBURY - CITY OF GREATER SUDBURY (cont'd)

Letter of concern dated January 17th, 2005 from Citadal Enterprises was distributed to the Committee Members at the meeting.

Gaetan Lamothe, Octave Street, Sudbury, Chair of the Carnival Committee and David Gillespie, Arvo Avenue, Sudbury, were present on behalf of the applicant.

The Director of Planning Services outlined the application to the Committee. When asked, he indicated that some of the concerns set out in the letter from Citadel Enterprises have been addressed and would be part of the conditions in the agreement to use of property. He also stated the reason this application is only for one year is that there will be an opportunity not to renew if there are problems.

Gaetan Lamothe advised that this is to accommodate the carnival usually held at the New Sudbury Centre parking lot. He stated that the carnival would be a one-time event for ten days ending the long weekend in May. He further stated that beside the subject property there is a large City owned lot which could be used as additional parking if it was leveled thereby not disrupting any other parking in the area.

The Director of Engineering Services indicated that leveling the City owned lot can be viewed as a site improvement with the cost of any work done passed on to the user. He feels the land probably needs grading with a grader and some fill to make it a temporary parking lot; however, he will inspect the site in the spring. He further indicated that he has spoken with Mr. Diotte of Citadel Enterprises and will undertake to work with Mr. Diotte and Messrs. Lamothe and Gillespie with a view to causing the least amount of inconvenience to Mr. Diotte and his clients.

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 #2005-06:

Bradley-Dupuis: THAT the application by the City of Greater Sudbury to permit a “carnival” as a temporary use for a period of one year under Section 39 of the Planning Act, on Part 37, Plan 53R-14343 excepting Part 1, Plan 53R-16785

APPLICATION FOR REZONING IN ORDER TO PERMIT A "CARNIVAL" IN LOT 6, CONCESSION 3, TOWNSHIP OF MCKIM, LORNE STREET/ENERGY COURT, SUDBURY - CITY OF GREATER SUDBURY (cont'd)

Recommendation #2005-06 (cont'd):

and Part 43, Plan 53R-14343 excepting Parts 2 to 4, Plan 53R-16657 and excepting Parts 1 to 3, Plan 53R-16857, Lot 6, Concession 3, Township of McKim, be approved.

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

CARRIED

APPLICATION FOR REZONING IN ORDER TO PERMIT THE ENLARGEMENT OF AN EXISTING LOT, PARCEL 30822 SWS BEING PART 6, PLAN 53R-16165, EDEN TOWNSHIP, 25 WESTEND ROAD, LIVELY - LINDSAY AND DOROTHY HYLAND

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

Report dated January 11th, 2005, was received from the Director of Planning Services and the General Manager of Growth and Development regarding an application for rezoning in order to permit the enlargement of an existing lot, Parcel 30822 SWS being Part 6, Plan 53R-16165, Eden Township, 25 Westend Road, Lively - Lindsay and Dorothy Hyland.

The applicants were not in attendance.

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 #2005-07:

Dupuis-Bradley: THAT the application by Lindsay and Dorothy Hyland to amend By-law 83-303 being the Comprehensive Zoning By-law for the (former) Town of Walden from "RU", Rural to "R1.D2.5", Single Residential with respect to Parcel

APPLICATION FOR REZONING IN ORDER TO PERMIT THE ENLARGEMENT OF AN EXISTING LOT, PARCEL 30822 SWS BEING PART 6, PLAN 53R-16165, EDEN TOWNSHIP, 25 WESTEND ROAD, LIVELY - LINDSAY AND DOROTHY HYLAND (cont'd)

Recommendation #2005-07 (cont'd):

30822 S.W.S., being Part 6, Plan 53R-16165, Eden Township be recommended for approval.

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

CARRIED

APPLICATION FOR REZONING IN ORDER TO PERMIT THE ENLARGEMENT OF 6 EXISTING LOTS IN LOT 10, CONCESSION 6, TOWNSHIP OF DILL, 2422 DESLOGES ROAD, SUDBURY - RICK & JULIE LAMOUREUX

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

Report dated January 11th, 2005, was received from the Director of Planning Services and the General Manager of Growth and Development regarding an application for rezoning in order to permit the enlargement of 6 existing lots in Lot 10, Concession 6, Township of Dill, 2422 Desloges Road, Sudbury - Rick & Julie Lamoureux.

Jim Kirkland was present on behalf of the applicants.

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

Jim Kirkland stated that this is a subdivision that is 30 to 40 years old. The lots are 125 feet by 120 feet and unserved with septic systems and wells. This is a rural area and larger lots would be more suitable. This application would allow for the enlargement of the existing lots, some of which are already encroaching onto the subject property.

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.

**APPLICATION FOR REZONING IN ORDER TO PERMIT THE ENLARGEMENT OF
6 EXISTING LOTS IN LOT 10, CONCESSION 6, TOWNSHIP OF DILL, 2422
DESLOGES ROAD, SUDBURY - RICK & JULIE LAMOUREUX (cont'd)**

The following recommendation was presented:

Recommendation #2005-08:

Dupuis-Bradley: THAT the application by Rick and Julie Lamoureux to amend By-law 95-500Z by changing the zoning classification of part of Parcel 22864 'A' S.E.S., Lot 10, Concession 6, Township of Dill from "RU", Rural Zone to "R1.D7.5", Single Residential Zone, be approved subject to the following condition:

- a) That prior to the passing of an amending zoning by-law, the applicant shall provide the Planning Services Division with a registered plan of survey describing the lands to be rezoned.

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

CARRIED

**APPLICATION FOR REZONING TO ELIMINATE A SPLIT ZONING RESULTING
FROM A PROPERTY CONSOLIDATION BENEFITING AN EXISTING MOBILE HOME
PARK ON GRAVEL DRIVE, HANMER-VALLEY VIEW MOBILE HOME VILLAGE INC.**

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

Report dated January 6th, 2005, 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 resulting from a property consolidation benefiting an existing mobile home park on Gravel Drive, Hanmer - Valley View Mobile Home Village Inc.

The applicant was not in attendance.

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

Councillor Dupuis, Ward Councillor, advised he received no calls in favour or against 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:

APPLICATION FOR REZONING TO ELIMINATE A SPLIT ZONING RESULTING FROM A PROPERTY CONSOLIDATION BENEFITING AN EXISTING MOBILE HOME PARK ON GRAVEL DRIVE, HANMER-VALLEY VIEW MOBILE HOME VILLAGE INC. (cont'd)

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 #2005-09:

Bradley-Dupuis: That the application by Valley View Mobile Home Village Inc. to amend By-law 83-300 being the Zoning By-law for the former Town of Valley East by changing the zoning classification fo Part 1, Plan 53R-17409 in Lot 2, Concession 4, Hanmer Township from "A", Agricultural Reserve to "R8.D7.5-1", Mobile Home Residential Special be approved.

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

CARRIED

Recess At 6:35 p.m., the Planning Committee recessed.

Reconvene At 6:45 p.m., the Planning Committee reconvened.

APPLICATION FOR OFFICIAL PLAN AMENDMENT TO ESTABLISH A SITE SPECIFIC POLICY EXEMPTION FROM THE AGRICULTURAL RESERVE POLICIES TO PERMIT THE CREATION OF A LOT FOR RESIDENTIAL USE ON HYDRO ROAD, HANMER - G. PREVOST & K. BISHOP

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

Report dated January 11th, 2005, was received from the Director of Planning Services and the General Manager of Growth and Development regarding an application for Official Plan Amendment to establish a site specific policy exemption from the Agricultural Reserve policies to permit the creation of a lot for residential use on Hydro Road, Hanmer - G. Prevost & K. Bishop.

Comments and photographs were received from Kim Bishop and distributed to the Committee Members at the meeting.

Kim Bishop and Gilbert Prevost, the applicants, were present.

APPLICATION FOR OFFICIAL PLAN AMENDMENT TO ESTABLISH A SITE SPECIFIC POLICY EXEMPTION FROM THE AGRICULTURAL RESERVE POLICIES TO PERMIT THE CREATION OF A LOT FOR RESIDENTIAL USE ON HYDRO ROAD, HANMER - G. PREVOST & K. BISHOP (cont'd)

The Director of Planning Services outlined the application to the Committee. He advised that the Ministry of Municipal Affairs and Housing comments indicate that this lot does not meet minimum lot frontage requirement, exceeds the maximum lot area requirement of the Official Plan and does not meet original owner provisions. The Ministry also stated that the City of Greater Sudbury has the responsibility to have regard to provincial interests and take into consideration the agricultural reserve and development outside the settlement area. They also feel the approval of this application would be premature as the official plan review now underway.

The Director of Planning Services further indicated that an Agricultural Background Study has been prepared as a component of the review of the Official Plan for the purpose of delineating prime agricultural lands for consideration to be protected by the Official Plan. This Study uses a Land Evaluation and Area Review (LEAR) System as an evaluation process and the local LEAR Committee considers lands that score higher than 475 to be prime agricultural lands. The subject property has a LEAR score of 325 to 475. He also indicated that when creating single lots it is difficult for applicants to meet the requirements of the Fire Marshall's Guidelines regarding fire flow policy. He suggested that, if the Committee is in support of this application, that the applicants be exempted from this requirement. Also, if the Committee approves the application, there is no reason to go by way of sub-division; it should go by way of consent application. He stated that the Planning Services Division recommends that this application be denied.

Kim Bishop stated that the property to be severed is of no use to them as they would not be able to monitor any animals on the property from their home and they would need funds to prepare the land for livestock (clearing, fencing, hydro, water, etc.). She also stated that the land has been stripped and they have tried for eight years to get pasture which pasture was not very good. Also, garbage has been dumped on the property which they had to clean. She indicated they do want to maintain agricultural land; however this land can not be considered agricultural. She further indicated they have been approached by prospective purchasers. They have had to obtain loans to improve their farm and monies from any sale would be used for this purpose.

Nicole Doyon, Guenette Drive, Hanmer, is the owner of Rainbow Hatchery and stated that she can relate to the applicants' position as it is difficult to maintain an agricultural operation. She feels the application should be approved.

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

APPLICATION FOR OFFICIAL PLAN AMENDMENT TO ESTABLISH A SITE SPECIFIC POLICY EXEMPTION FROM THE AGRICULTURAL RESERVE POLICIES TO PERMIT THE CREATION OF A LOT FOR RESIDENTIAL USE ON HYDRO ROAD, HANMER - G. PREVOST & K. BISHOP (cont'd)

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 #2005-10:

Dupuis-Caldarelli:

1. THAT the application by G. Prevost and K. Bishop to amend the Official Plan for the Sudbury Planning Area by introducing a site specific policy exemption to the Agricultural Reserve policies that apply to Parcel 38896 SES in Lot 10, Concession 1, Capreol Township to permit the creation of a lot with an area of 2.24 acres and a frontage of 139.16 feet, for residential use be approved.
2. THAT the Consent Official be advised that Consent Application B139/2004 may proceed via the consent process.
3. THAT compliance with the Fire Marshall's guidelines shall not be required as a condition of consent approval.

CONCURRING MEMBERS: Councillors Bradley, Caldarelli, Dupuis, Thompson

NON-CONCURRING MEMBERS: Councillor Reynolds

CARRIED

APPLICATION FOR OFFICIAL PLAN AMENDMENT TO ESTABLISH A SITE SPECIFIC POLICY EXEMPTION FROM THE POLICIES OF THE OFFICIAL PLAN FOR THE SUDBURY PLANNING AREA TO PERMIT THE CREATION OF TWO LOTS WITH A MINIMUM AREA OF ONE ACRE EACH ON MUNICIPAL ROAD 15, CHELMSFORD - NORTH RANGE SOD

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

Report dated January 6th, 2005, was received from the Director of Planning Services and the General Manager of Growth and Development regarding an application for Official Plan Amendment to establish a site specific policy exemption from the policies of the Official Plan for the Sudbury Planning Area to permit the creation of two lots with a minimum area of one acre each on Municipal Road 15, Chelmsford - North Range Sod.

APPLICATION FOR OFFICIAL PLAN AMENDMENT TO ESTABLISH A SITE SPECIFIC POLICY EXEMPTION FROM THE POLICIES OF THE OFFICIAL PLAN FOR THE SUDBURY PLANNING AREA TO PERMIT THE CREATION OF TWO LOTS WITH A MINIMUM AREA OF ONE ACRE EACH ON MUNICIPAL ROAD 15, CHELMSFORD - NORTH RANGE SOD (cont'd)

Mart Kivistik, Drummond Avenue, Sudbury, agent for the applicant and Roland Loiselle, the applicant, were present.

The Director of Planning Services outlined the application to the Committee. He advised that the Ministry of Municipal Affairs and Housing indicated the City of Greater Sudbury, as decision-maker on exempted Official Plan amendments, has the responsibility to have regard to provincial interests. They feel approval would allow uses that constitute scattered rural residential development outside a designated settlement area in the Agricultural Reserve and would not be in conformity with the City's Official Plan. They also feel the approval of this application would be premature as the official plan review now underway. They recommend that the Committee not support this application.

The Director of Planning Services further indicated that an Agricultural Background Study has been prepared as a component of the review of the Official Plan for the purpose of delineating prime agricultural lands for consideration to be protected by the Official Plan. This Study uses a Land Evaluation and Area Review (LEAR) System as an evaluation process and the local LEAR Committee considers lands that score higher than 475 to be prime agricultural lands and the subject property has a LEAR score of 702. He stated that the Planning Services Division recommends this application be denied.

Mart Kivistik advised that his client would like to create a lot for the triplex and detach it from the sod farm business and would also like to create a second lot on which the owner's son, an employee of the sod farm operation, would build his home. The owner's son lives five miles away and the business has experienced vandalism and break-ins in recent years. If the son were to live on the subject property, he would provide surveillance and security for the business.

He pointed out that policies in the Official Plan were developed in the 1970's and the Planning Committee should not place great weight on these policies but rather be cognizant of the changes since then and of the new challenges of today. He also suggested that the total policies of the Official Plan be looked at including those under economic development.

He stated that the severance for the triplex or original farmhouse is close to the Official Plan policy allowing an owner, who has been farming for at least 15 years, to sever his house for retirement purposes. The second severance would create a lot which would not be put on the open marked but would be occupied by the son who is an employee of the business and closely linked to the ongoing operations of the sod farm business.

APPLICATION FOR OFFICIAL PLAN AMENDMENT TO ESTABLISH A SITE SPECIFIC POLICY EXEMPTION FROM THE POLICIES OF THE OFFICIAL PLAN FOR THE SUDBURY PLANNING AREA TO PERMIT THE CREATION OF TWO LOTS WITH A MINIMUM AREA OF ONE ACRE EACH ON MUNICIPAL ROAD 15, CHELMSFORD - NORTH RANGE SOD (cont'd)

He indicated that the comments from Transportation Engineering Services stated they do not support the application as it would result in the need for an additional access which is contrary to the Official Plan policies. Mr. Kivistik indicated this information implies that the creation of one additional entranceway would create a safety hazard.

With respect to the Ministry of Municipal Affairs and Housing's comments, Mr. Kivistik stated that the application does not violate the Provincial Agricultural Policies. The Ministry states that lot creation in Prime Agricultural areas is permitted for agriculture-related uses, farm retirement lots, surplus farm residence and residential infilling. The severance of the original farmhouse is a surplus farm residence while the second lot would be used for a farm related use. The existing pattern of residential development on both sides of Municipal Road 15 for a distance of about 3 kilometres finds some thirty dwellings on each side of the road. Approving this application would thereby constitute residential infilling and be consistent with the existing pattern of development. He feels that the creation of two lots will not have a negative impact on the area and urged the Committee to give consideration to the matter and approve the application.

Councillor Bradley, Ward Councillor, stated that a similar application was made years ago. At that time, he did research the situation and did not support it. He feels it is important to save our prime agricultural lands and the subject property has the best top soil in the area. He reported of complaints of too much dust or horses making too much noise in situations where such applications have been approved. He urged the Committee Members to support the recommendation to deny.

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 #2005-11:

Dupuis-Bradley: THAT the application by North Range Sod to amend the Official Plan for the Sudbury Planning Area by introducing a site specific policy exemption to the Agricultural Reserve policies that apply to Parcels 1579 and

APPLICATION FOR OFFICIAL PLAN AMENDMENT TO ESTABLISH A SITE SPECIFIC POLICY EXEMPTION FROM THE POLICIES OF THE OFFICIAL PLAN FOR THE SUDBURY PLANNING AREA TO PERMIT THE CREATION OF TWO LOTS WITH A MINIMUM AREA OF ONE ACRE EACH ON MUNICIPAL ROAD 15, CHELMSFORD - NORTH RANGE SOD (cont'd)

Recommendation #2005-11 (cont'd):

1597 SWS in Lot 5, Concession 4, Rayside Township to permit the creation of two lots with a minimum area of one acre each for residential use be denied.

CONCURRING MEMBERS: Councillors Bradley, Reynolds, Thompson

NON-CONCURRING MEMBERS: Councillors Caldarelli, Dupuis

CARRIED

PART I - CONSENT AGENDA

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

Recommendation #2005-12:

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

CARRIED

MINUTES

Item C-1
Report #9
VETAC Minutes
November 10th,
2004

Recommendation #200-13:

Dupuis-Bradley: That Report #9, Vegetation Enhancement Technical Advisory Committee Minutes of November 10th, 2004, be received.

CARRIED

ROUTINE MANAGEMENT REPORTS

Item C-2
Approval to
Expropriate Land
Sudbury Landfill
Site

Report dated January 12th, 2005 was received from the Executive Director of Administrative Support Services regarding approval to expropriate lands for an attenuation zone - Sudbury Landfill Site.

Recommendation #2005-14:

Bradley-Dupuis: THAT the City of Greater Sudbury as the Approving Authority pass a by-law authorizing the Application for Approval to Expropriate:

- a) Part of PIN #73561-0062 formerly Parcel 4187 Sudbury East Section, part of Lot 9, Concession 4, Township of Neelon, being the northerly 5.2 acres, more or less, and
- b) PIN #73561-0092 formerly Parcel 29896"A" Sudbury East Section, part of Lot 9, Concession 4, Township of Neelon, and

THAT the Property Negotiator/Appraiser execute all forms and other documents required to proceed with the expropriation of the lands.

CARRIED

Adjournment

Recommendation #2005-15:

Bradley-Dupuis: That we do now adjourn.
Time: 8:10 p.m.

CARRIED

DEPUTY CITY CLERK

COUNCILLOR RUSS THOMPSON PRESIDING