

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

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

**Tuesday, April 19<sup>th</sup>, 2005  
Commencement: 4:07 p.m.  
Adjournment: 8:13 p.m.**

**COUNCILLOR LYNNE REYNOLDS PRESIDING**

Present Councillors Bradley, Caldarelli (A. 4:17 p.m.) Dupuis,  
Thompson (A. 4:40 p.m.)

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 #2005-60:**

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

**CARRIED**

Recess At 4:50 p.m., the Planning Committee recessed.

Reconvene At 5:30 p.m., the Planning Committee reconvened in the **Council  
Chamber** for the regular meeting.

**COUNCILLOR RUSS THOMPSON PRESIDING**

Present Councillors Bradley, Caldarelli, Dupuis, Reynolds  
  
Councillor Craig

Staff B. Lautenbach, Director of Planning Services; A. Potvin, Manager  
of Development Services; G. Clausen, City Engineer; 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 MCTV; Sudbury Star, Northern Life, Channel 10 News

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:

Mountain Street, Partial Taking for Trail Purposes, Junction Creek Waterway Park Community Improvement Plan

**Recommendation #2005-61:**

Dupuis-Bradley: THAT a By-law be passed authorizing the acquisition of the northerly portion of Parcel 7279 S.E.S. measuring approximately 6.4 acres in size for the purposes of a pedestrian trail as outlined in the Junction Creek Waterway Park Community Improvement Plan;

AND THAT the Property Negotiator/Appraiser be authorized to execute the required documents in order to finalize the real estate transaction.

**CARRIED**

Sale of Land Fairbank Lake Road

**Recommendation #2005-62:**

Bradley-Dupuis: THAT Parcel 5572 S.W.S. be sold to Dale Heise pursuant to the procedures governing the disposal of limited marketability property as set out in the Property By-Law;

AND THAT an appropriately worded By-Law be passed authorizing the Property Negotiator/Appraiser to execute the necessary documents to complete the transaction.

**CARRIED**

Surplus School Board Property, Our Lady of Fatima School, 1755 Municipal Road 55, Graham Township

**Recommendation #2005-63:**

Dupuis-Bradley: THAT the Sudbury Catholic District School Board be advised that the City of Greater Sudbury is not interested in acquiring Our Lady of Fatima School municipally known as 1755 Municipal Road 55, Graham Township.

**CARRIED**

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

Closure of  
Portion  
Greenwood  
Drive, Sudbury  
Land Exchange

**Recommendation #2005-64:**

Bradley-Dupuis: THAT Council approve the realignment of Greenwood Drive, the cost to be borne by Wesmak Lumber Co. Limited as part of its development of Phase 1 of the Lakeview Subdivision;

AND THAT a portion of Greenwood Drive being Parts 1, 3 and 17, Plan 53R-15029 be closed by By-law and that Parts 1 and 3, Plan 53R-15029 be transferred to Wesmak Lumber Co. Limited;

AND FURTHER THAT the Property Negotiator/Appraiser be authorized to execute the necessary documents to complete the land exchange.

**CARRIED**

Transfer of 1'  
Reserve,  
Sugarbush  
Drive, Lively  
Drive, Lively

**Recommendation #2005-65:**

Bradley-Dupuis: THAT part of Sugarbush Drive, Sudbury being Parts 3 to 8 inclusive, Plan 53R-17627 be closed by By-Law and transferred to Dalron Construction Limited and further that a 1-foot Reserve, being Part 11, Plan 53R-17627, be declared surplus and transferred to Dalron Construction Limited and that these transfers be done pursuant to the procedures governing the disposal of limited marketability property as set out in the Property By-Law.

**CARRIED**

Exchange of  
Property,  
Kingsway and  
Falconbridge  
Road, Sudbury  
Road, Sudbury

**Recommendation #2005-66:**

Dupuis-Bradley: THAT part of the Kingsway abutting Parcel 21216 S.E.S., measuring approximately 950 square meters in size, be closed by By-Law and transferred to the owner of Parcel 21216 S.E.S. in exchange for a portion of Parcel 21216 S.E.S., measuring approximately 980 square meters in size, abutting Falconbridge Road.

**CARRIED**

Sale of Land,  
Valley East  
Industrial Park  
Industrial Park

**Recommendation #2005-67:**

Bradley-Dupuis: THAT the Council of the City of Greater Sudbury authorize the sale of Part of Parcel 9953 S.E.S., being Parts 23

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

Sale of Land,  
Valley East  
Industrial Park  
(cont’d)

**Recommendation #2005-67 (cont’d):**

and 24, Plan 53R-9897, part of Lot 8, Concession 5, Township of Blezard, to Metal-Air Mechanical Systems Ltd.;

AND THAT the Property Negotiator/Appraiser be authorized to execute the required documents;

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

**CARRIED**

**PUBLIC HEARINGS**

**Change in Order** The Committee agreed, at the request of Councillor Caldarelli to deal with Public Hearing #4 at this time.

**APPLICATION FOR OFFICIAL PLAN AMENDMENT AND REZONING TO PERMIT THE CONSTRUCTION OF A 36,000 SQUARE FOOT GROCERY STORE, LOACH’S ROAD, SUDBURY - SAL-DAN DEVELOPMENTS LTD.**

Report dated April 12<sup>th</sup>, 2005, 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 construction of a 36,000 square foot grocery store, Loach’s Road, Sudbury, Sal-Dan Developments Ltd.

Letter dated April 19<sup>th</sup>, 2005 was received from D. S. Dorland, agent for the applicant, requesting this matter be deferred.

Councillor Caldarelli indicated she received a request this afternoon from the applicant to defer the public hearing to allow the applicant time to deal with concerns raised by the area residents and issues contained in the staff report.

The following recommendation was presented:

**Recommendation #2005-68:**

Caldarelli-Reynolds: THAT the applications for an Official Plan Amendment and rezoning by Sal-Dan Developments Ltd. be deferred;

**PUBLIC HEARINGS (cont'd)**

**APPLICATION FOR OFFICIAL PLAN AMENDMENT AND REZONING TO PERMIT THE CONSTRUCTION OF A 36,000 SQUARE FOOT GROCERY STORE, LOACH'S ROAD, SUDBURY - SAL-DAN DEVELOPMENTS LTD. (cont'd)**

**Recommendation #2005-68 (cont'd):**

AND THAT the notification fees be borne by the applicant.

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

**CARRIED**

**APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION AND REZONING TO SUBDIVIDE A PORTION OF THE SUBJECT PROPERTY INTO 27 LOTS FOR SINGLE RESIDENTIAL USE, NORTHERLY LIMITS OF SUGARBUSH DRIVE, LIVELY - DALRON CONSTRUCTION LIMITED**

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

Report dated April 11<sup>th</sup>, 2005, was received from the Director of Planning Services and the General Manager of Growth and Development regarding applications for Draft Plan of Subdivision and Rezoning to subdivide a portion of the subject property into 27 lots for single residential use, northerly limits of Sugarbush Drive, Lively, Dalron Construction Limited.

Letter of concern dated April 17<sup>th</sup>, 2004 from P. L. Lapointe was distributed to the Committee Members at the meeting.

Celia Teale, Planner with Dalron Construction Limited, 130 Elm Street, Sudbury was present.

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

Celia Teale, for clarification, advised that the developer is now under construction for the first phase of the development and is about to commence work on the second phase. This application is for the third phase. She indicated the developer has redesigned the plan to protect trees and prevent some blasting and rock removal. She further indicate they are now undertaking a conceptual plan setting out the sewer and water systems, parklands, etc. In the first phase, there was an issue with the water and the developer ungraded the water main on Third Avenue. In the second phase, they recognize the concerns on Niemi Road. They will be bringing down the hill to improve the sight line

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

### **APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION AND REZONING TO SUBDIVIDE A PORTION OF THE SUBJECT PROPERTY INTO 27 LOTS FOR SINGLE RESIDENTIAL USE, NORTHERLY LIMITS OF SUGARBUSH DRIVE, LIVELY - DALRON CONSTRUCTION LIMITED (cont'd)**

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without affecting any present driveways. Ms. Teale also stated that a comprehensive plan for all of the 100 acres owned by the developer is being looked at to avoid sprawl and ensure adequately sized services.

John Palmerio, Cranberry Court, Lively, is not opposed to the whole development but is opposed to the development of Lots 17 and 18 only. He is concerned for the safety of the children. There is not a lot of room for children to play and there is a lot of construction in the area.

Dominique Labranche, Cranberry Court, Lively has the same concern as John Palmerio - the safety of the children. He also stated that he was told there would be no construction in the area for ten to fifteen years; yet he purchased the property five months ago and there is now development being proposed. Also, there will be more traffic once Street "A" is opened. He indicated the streets are now a disaster because of the construction and, as the developer is only half way through the first phase, he wondered how long this condition would remain.

When asked if purchasers were aware of future developments, Ms. Teale advised that a schedule is included in all agreements of purchase and sale with a sketch of future development. She also advised that there are no 'tot lots' in the present plans but provisions can be made in the future, if desired. They will deal with Leisure Services to see whether the 76-strip of land is still the best solution. She also indicated that in the fall they will begin preparing their comprehensive plan at which time they will meet with the existing residents and receive their input.

The Director of Planning Services indicated that all applications are circulated to Leisure Services and they reply with their request for certain lands or cash in lieu of land. In this case, because of the previous application, they reconfirmed that the 76-foot strip of land was still what they wanted in this phase. In the condition for subdivision approval, it asks that 5% of the land be dedicated. If Leisure Services changes its position with respect to what they require that is negotiated with the developer.

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)**

**APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION AND REZONING TO  
SUBDIVIDE A PORTION OF THE SUBJECT PROPERTY INTO 27 LOTS FOR  
SINGLE RESIDENTIAL USE, NORTHERLY LIMITS OF SUGARBUSH DRIVE,  
LIVELY - DALRON CONSTRUCTION LIMITED (cont'd)**

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The following recommendations were presented:

**Recommendation #2005-69:**

Dupuis-Bradley: 83-303, being the Comprehensive Zoning By-law for the (former) Town of Walden, from "RU", Rural to "R1.D18", Single Residential with respect to those lands described as being part of PIN 73377-0122 and all of Block 23, Plan 53M-1309 in Lot 8, Concession 5, Township of Waters be recommended for approval subject to the following condition:

1. Prior to the passage of an amending zoning by-law the owner shall provide the Planning Services Division with a registered plan of survey which describes the lands which are to be rezoned "R1.D18", Single Residential to the satisfaction of the Director of Planning Services.

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

**CARRIED**

**Recommendation #2005-70:**

Dupuis-Bradley: THAT the City of Greater Sudbury Council's delegated official be directed to issue the draft plan approval for the subject subdivision to Dalron Construction 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 part of PIN 73377-0122 and all of Block 23, Plan 53M-1309 in Lot 8, Concession 5, Township of Waters as shown on a plan of subdivision prepared by Terry Delbosco, O.L.S., dated January 6th, 2005.
2. That the standard conditions of draft approval be imposed.
3. 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.

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

### **APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION AND REZONING TO SUBDIVIDE A PORTION OF THE SUBJECT PROPERTY INTO 27 LOTS FOR SINGLE RESIDENTIAL USE, NORTHERLY LIMITS OF SUGARBUSH DRIVE, LIVELY - DALRON CONSTRUCTION LIMITED (cont'd)**

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#### **Recommendation #2005-70 (cont'd):**

4. That lands representing 5% of the lands included in the plan of subdivision be dedicated to the City of Greater Sudbury for municipal parks purposes in accordance with Section 51.1 (1) of The Planning Act.
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.
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 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.
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.



**PUBLIC HEARINGS (cont'd)**

**APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION AND REZONING TO  
SUBDIVIDE A PORTION OF THE SUBJECT PROPERTY INTO 27 LOTS FOR  
SINGLE RESIDENTIAL USE, NORTHERLY LIMITS OF SUGARBUSH DRIVE,  
LIVELY - DALRON CONSTRUCTION LIMITED (cont'd)**

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**Recommendation #2005-70 (cont'd):**

10. The proposed internal subdivision roadways are to be built to urban standards, including curbs, gutters, storm sewers and related appurtenances.
11. 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.
12. The subdivision agreement shall contain provisions whereby the developer will be required to contribute to the cost of upgrading Niemi Road to the satisfaction of the General Manager of Infrastructure and Emergency Services.
13. The subdivision shall contain provisions whereby the developer will be required to complete the construction of Sugarbush Drive to full urban collector standards including the installation of a concrete sidewalk to the satisfaction of the City of Greater Sudbury.
14. The first phase of this draft plan of subdivision shall require the construction of Street 'A' between Chinaberry Drive and Sugarbush Drive to the satisfaction of the General Manager of Infrastructure and Emergency Services.
15. Prior to the signing of the final plan the owner shall satisfy Canada Post with respect to mail delivery facilities for the subdivision.
16. If final approval is not granted within three years of the date of draft approval, the draft approval shall lapse in accordance with Section 51 (32) of The Planning Act, unless an extension is granted by Council pursuant to Section 51 (33) of The Planning Act.
17. Draft approval does not guarantee an allocation of water or sanitary sewer capacity. Prior to the signing of the final plan, the Planning Services Division is to be advised by the General Manager of Infrastructure and Emergency Services that sufficient water and sanitary sewer capacity exists to service the development.

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

**CARRIED**

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

### **APPLICATION FOR REZONING IN ORDER TO RECOGNIZE THE STATUS AND LOCATION OF AN EXISTING DOUBLE RESIDENTIAL DWELLING, 5 AND 5B WILLIAM AVENUE, CONISTON - GINO CAVERSON AND INEZ MARY CAVERSON**

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

Report dated April 11<sup>th</sup>, 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 recognize the status and location of an existing double residential dwelling, 5 and 5B William Avenue, Coniston, Gino Caverson and Inez Mary Caverson.

Gino Caverson, one of the applicants, 5B William Avenue, Coniston was present.

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

Councillor Caldarelli, Ward Councillor, stated she has not received any calls regarding this application and asked the Committee to support same.

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 #2005-71:**

Dupuis-Bradley: THAT the application by Gino Caverson & Inez Mary Caverson to amend By-law 83-304 being the Comprehensive Zoning By-law for the (former) Town of Nickel Centre from "R1.D22", Single Residential to "R2.D33", Double Residential with respect to those lands described as being Parcel 4255 S.E.S. being Lot 3, Plan M-36 in Lot 4, Concession 3, Township of Neelon be recommended for approval subject to the following conditions:

1. The amending zoning by-law establish "Special" zone requirements such that the location of the existing building shall be permitted.
2. The amending zoning by-law establish the following "Special" zone requirements in accordance with the intent of Consent Application B0007/2005 for a semi-detached dwelling:

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

### **APPLICATION FOR REZONING IN ORDER TO RECOGNIZE THE STATUS AND LOCATION OF AN EXISTING DOUBLE RESIDENTIAL DWELLING, 5 AND 5B WILLIAM AVENUE, CONISTON - GINO CAVERSON AND INEZ MARY CAVERSON (cont'd)**

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#### **Recommendation #2005-71 (cont'd):**

- a. Minimum lot frontage 15.2m.
- b. Minimum lot depth 14.3m.
- c. Minimum lot area 218m<sup>2</sup>.

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

**CARRIED**

### **APPLICATION FOR REZONING TO EXPAND AN EXISTING DUPLEX DWELLING INTO A TRIPLEX AND TO RECOGNIZE RESULTING BY-LAW VARIANCES, 1809 PARIS STREET, SUDBURY - ALLEN JACKSON**

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

Report dated April 13<sup>th</sup>, 2005, was received from the Director of Planning Services and the General Manager of Growth and Development regarding an application for Rezoning to expand an existing duplex dwelling into a triplex and to recognize resulting by-law variances, 1809 Paris Street, Sudbury, Allen Jackson.

Allen Jackson, the applicant, 1809 Paris Street, Sudbury was present.

The Director of Planning Services outlined the application to the Committee. In 1996, the applicant applied for a granny flat for his mother and sister. Council approved the temporary by-law; however, the by-law lapsed. The applicant is requesting three units on a permanent basis with three parking spaces; however only 2 parking spaces can be provided in accordance with the zoning by-law. The Committee noted that five parking spaces are required. The applicant is also requesting a south side yard of 4 feet where 6 feet are required, a frontage of 61 feet where 66 feet are required and a depth of 67 feet where 148 feet are required. It is the opinion of Planning Services that proceeding with three units on a permanent basis is not a good idea as it would put limitations as to who could reside in the building in the event of a sale. Planning Services are not able to support the application in total. However, they would support reinstating the temporary by-law which was in place and would be able to support it for more than three years.

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

### **APPLICATION FOR REZONING TO EXPAND AN EXISTING DUPLEX DWELLING INTO A TRIPLEX AND TO RECOGNIZE RESULTING BY-LAW VARIANCES, 1809 PARIS STREET, SUDBURY - ALLEN JACKSON (cont'd)**

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Allen Jackson indicated that he did not have the funds to construct the third dwelling unit at the time of the previous application but now has funds available to build. His mother and sister, who has a disability, would reside in the second floor unit and he would live in the third floor unit. He indicated a letter from St. James Anglican Church and ten residents on Wagner Street indicating no objections. Mr. Jackson indicated he wanted to stay in this building because he bought it with a vision in mind – it was his dream. He has done renovations to the property and it is close to his place of work and he wants to take care of his family. When asked if he would accept a temporary zoning, he indicated he would prefer a permanent rezoning.

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 #2005-72:**

Caldarelli-Dupuis: THAT the application by Allen Jackson to amend By-law 95-500Z being the Zoning By-law for the former City of Sudbury by changing the zoning classification of PIN 73595-0299, being part of Lot 16, Plan M-161, in Lot 6, Concession 1, McKim Township from "R2.D55-14", Double Residential Special to "R3-Special", Mixed Multiple Residential Special to permit the construction of a second storey on the existing building to permit the creation of a third dwelling unit and to recognize existing and resulting by-law variances on the subject property be denied; however, a temporary by-law in accordance with Section 39 of the Planning Act to permit the third dwelling unit as a garden suite for a temporary period of 3 years be approved.

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

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

**CARRIED**

## PUBLIC HEARINGS (cont'd)

### APPLICATION FOR REZONING TO EXPAND AN EXISTING DUPLEX DWELLING INTO A TRIPLEX AND TO RECOGNIZE RESULTING BY-LAW VARIANCES, 1809 PARIS STREET, SUDBURY - ALLEN JACKSON (cont'd)

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#### Recommendation #2005-73:

Caldarelli-Dupuis: THAT should circumstances regarding the granny flat not change in three years, when Allen Jackson reapplies for the temporary rezoning, fees for this temporary rezoning be waived.

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

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

**CARRIED**

## DELEGATIONS

Request for  
Exemption to  
Connect to  
Existing  
Municipal Sewer  
& Water Systems  
Sylvio Vachon  
Notre Dame  
Street, Azilda

Report dated April 13<sup>th</sup>, 2005, was received from the General Manager of Infrastructure and Emergency Services regarding a Request for Exemption to Connect to Existing Municipal Sewer and Water Systems, Part 2, Plan 53R-8941, Notre Dame Street, Azilda, Sylvio Vachon.

The City Engineer advised that Sylvio Vachon approached City last year with a request to connect to the sewer service on the north side of Notre Dame Street. Mr. Vachon later cancelled the application citing high costs from a local contractor to do the work. Mr. Vachon would have to connect to the existing manhole, dewater the excavation because of the high water table, fill and restore the road. The urgency in applying last year was to be ahead of the road work on Notre Dame Street. After a road is paved, there is a three year ban on pavement cuts and therefore connecting to the sewer line would require Mr. Vachon to bore or jack the services beneath the road at additional costs. The City Engineer indicated that existing by-law requires all buildings to connect to sewer and water systems where such services are available and therefore staff does not support the request for exemption by the applicant. He also indicated that the City would not approve a wild line connection from the neighbour.

## **DELEGATIONS (cont'd)**

Request for  
Exemption to  
Connect to  
Existing Municipal  
Sewer & Water  
Systems  
Sylvio Vachon  
Notre Dame  
Street, Azilda  
(cont'd)

Sylvio Vachon indicated that he wanted to build a house on the property with a granny suite for his parents. However, he could not proceed because of the high cost of connecting to existing sewer services. He also approached the adjacent property owner for permission to tap into his services but was refused. The Health Unit will not permit a tile bed septic system because it is contrary to the by-law. He feels the lot is now of no value. He indicated he would consider the connection if the cost was reduce by half.

The City Engineer indicated he would obtain prices from other contractors. Mr. Vachon could request an exemption to the pavement cut policy which would require the Committee's approval.

The Committee approved a motion by Councillor Bradley to defer this matter for one month for a report containing additional information.

## **PART I - CONSENT AGENDA**

The following recommendation was presented to adopt Items C-1 to C-4 contained in Part 1 of the Consent Agenda:

### **Recommendation #2005-74:**

Bradley-Dupuis: THAT Items C-1 to C-4 contained in Part 1, Consent Agenda, be adopted.

**CARRIED**

## **MINUTES**

Item C-1  
Report #3  
VETAC Minutes  
March 9<sup>th</sup>, 2005

### **Recommendation #2005-75:**

Dupuis-Bradley: That Report #3, Vegetation Enhancement Technical Advisory Committee Minutes of March 9<sup>th</sup>, 2005, be adopted.

**CARRIED**

## **PART I - CONSENT AGENDA (cont'd)**

### **ROUTINE MANAGEMENT REPORTS**

Item C-2  
Extension of Draft  
Approval, Draft  
Plan of  
Subdivision  
Confederation  
Subdivision,  
Perfect Choice  
Development Inc.

Report dated April 4<sup>th</sup>, 2005, was received from the General Manager of Growth and Development regarding the extension of Draft Approval, Draft Plan of Subdivision, Parcels 33648, 31901, 31902 and 49635, Part of Lot 8, Concession 6, Township of Blezard, Confederation Subdivision, Perfect Choice Development Inc.

**Recommendation #2005-76:**

Bradley-Dupuis: THAT upon payment of Council's processing fee of \$833.33 by Perfect Choice Development Inc. prior to the lapsing date of April 26<sup>th</sup>, 2005, the conditions of draft approval for the draft plan of subdivision of Parcels 33648, 31901, 31902 and 49635, Part of Lot 8, Concession 6, Township of Blezard, File #780-7/95001 shall be amended as follows:

- a) By deleting condition #10 and replacing it with the following:
- "10. That this draft approval shall lapse on April 26<sup>th</sup>, 2006."

**CARRIED**

Item C-3  
Horizon  
Municipal Drain

Report dated April 13<sup>th</sup>, 2005, was received from the General Manager of Infrastructure and Emergency Services regarding the Horizon Municipal Drain.

**Recommendation #2005-77:**

Dupuis-Bradley: THAT the City of Greater Sudbury accept the petition for Municipal Drainage Works submitted by Mario Grossi of Horizon Parc Developments (1582656 Ontario Ltd.) for lands within the area described as Lot 7, Concession 5, in the Township of Blezard which was filed with the Clerk on the 12<sup>th</sup> day of April, 2005, and that the City of Greater Sudbury appoint the engineering firm of K. Smart Associates Limited as the drainage engineer for this project.

**CARRIED**

**PART I - CONSENT AGENDA (cont'd)**

**ROUTINE MANAGEMENT REPORTS (cont'd)**

Vesting of Properties from the 2004 Public Tax Sale

Report dated April 6<sup>th</sup>, 2005, was received from the General Manager of Infrastructure and Emergency Services regarding Vesting of Properties from the 2004 Public Tax Sale.

**Recommendation #2005-78:**

Bradley-Dupuis: THAT the Council for the City of Greater Sudbury pass a by-law authorizing:

1. The vesting of twelve (12) properties listed in the report dated April 6<sup>th</sup>, 2005 from the General Manager of Infrastructure and Emergency Services, and that staff proceed with the disposition of the properties;
2. A tax write off, including penalties for the subject properties;
3. The demolishing of a building located at 35 Brodie Street, Sudbury, being one of the properties listed in the above noted report; and
4. The removal of waste material on a property located at Highway 537, Township of Cleland, being one of the properties listed in the above noted report.

**CARRIED**

**CORRESPONDENCE FOR INFORMATION ONLY**

Item C-5 Industrial Lands within the City of Greater Sudbury

Report Report dated April 6<sup>th</sup>, 2005, was received from the General Manager of Infrastructure and Emergency Services regarding Industrial Lands within the City of Greater Sudbury.

Adjournment

**Recommendation #2005-79:**

Bradley-Dupuis: That we do now adjourn.  
Time: 8:13 p.m.

**CARRIED**

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

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COUNCILLOR RUSS THOMPSON