

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

---

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

**Tuesday, May 3<sup>rd</sup>, 2005  
Commencement: 4:35 p.m.  
Adjournment: 8:45 p.m.**

**COUNCILLOR LYNNE REYNOLDS PRESIDING**

Present Councillors Bradley, Caldarelli, Dupuis, Thompson

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

Declarations of Pecuniary Interest None declared.

"In Camera" **Recommendation #2005-80:**

Dupuis-Bradley: That we move "In Camera" to deal with a property matter 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 4:45 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 RUSS THOMPSON PRESIDING**

Present Councillors Bradley, Caldarelli, Dupuis, Reynolds

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; T. Mowry, City Clerk; M. Burtch, Licensing & Assessment Clerk; F. Bortolussi, Planning Committee Secretary

News Media Sudbury Star, Northern Life

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 a property matter and the following recommendation emanated therefrom:

Sale of Land for Less than Fair Market Value to Habitat for Humanity      **Recommendation #2005-81:**

Dupuis-Bradley: THAT the Council of the City of Greater Sudbury pass a by-law authorizing the sale of the following property to Habitat for Humanity;

- 1)      65 Fourth Ave, Coniston, being P.I.N. 73560-0470 (formerly Parcel 38384 S.E.S.), Lot 132, Plan M-678, Concession 3, Lot 3, Township of Neelon;

AND FURTHER that certain requirements of the Property By-law be dispensed by Council.

**CARRIED**

**PUBLIC HEARINGS**

**APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND REZONING TO PERMIT THE CREATION OF TWO 0.9HA RURAL ESTATE RESIDENTIAL LOTS, O’NEIL DRIVE WEST, GARSON - CEDAR GREEN ENTERPRISES LIMITED**

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

Report dated April 26<sup>th</sup>, 2005, was received from the Director of Planning Services and the General Manager of Growth and Development regarding applications for Official Plan Amendment and Rezoning to permit the creation of two 0.9ha rural estate residential lots, O’Neil Drive West, Garson - Cedar Green Enterprises Limited.

Dave Dorland, 298 Larch Street, Sudbury, agent for the applicant, and Sam Yawney, one of the owners, were present.

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

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

### **APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND REZONING TO PERMIT THE CREATION OF TWO 0.9HA RURAL ESTATE RESIDENTIAL LOTS, O'NEIL DRIVE WEST, GARSON - CEDAR GREEN ENTERPRISES LIMITED (cont'd)**

Dave Dorland explained that it was believed that Nickel District Conservation Authority (NDCA) owned the property described as Parcel 33700 S.E.S. and an agreement of purchase and sale was entered into with NDCA. It was then discovered that the golf course owned the property and NDCA had flooding rights. NDCA still owns the flooding rights; however, only the southerly part of the property around the beaver pond is subject to the said flooding rights.

Mr. Dorland stated that had it been known that the golf course owned the property, they would have proceeded in a similar fashion to the creation of the previous three lots and therefore not been subject to the size restriction on the proposed residences on the new lots. When it was discovered that the golf course did own the property, it was necessary to apply for rezoning and Official Plan amendment. He indicated the applicants are satisfied with the recommendations except for the condition dealing with size restrictions due to the Fire Marshall's Guidelines. Their concern is that they will be limited to building small bungalow dwellings on estate lots which will not be consistent with the style of development in the area. These are the last two properties to be created in the area and they feel this condition unfair as others have not been subject to the restriction. He also indicated that the Fire Marshall's Guidelines are not provincial standard and the fire flow policy is still evolving. Therefore, the applicants are now requesting relief from this condition.

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 #2005-82:**

Bradley-Dupuis: THAT the application by Cedar Green Enterprises Ltd. to the Secondary Plan for the Nickel Centre Settlements on site specific basis, by changing the land use designation from "Greenbelt" to "Residential - Estate" to the permit the creation of two (2) rural estate residential lots adjacent to an existing public road with respect to those lands described as being part of Parcels 33700 & 39056 S.E.S. in Lot 9, Concession 1, Township of Garson be recommended for approval subject to the following condition:

**PUBLIC HEARINGS (cont'd)**

**APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND REZONING TO PERMIT THE CREATION OF TWO 0.9HA RURAL ESTATE RESIDENTIAL LOTS, O'NEIL DRIVE WEST, GARSON - CEDAR GREEN ENTERPRISES LIMITED (cont'd)**

**Recommendation #2005-82 (cont'd):**

1. That in order to enable the preparation of an amending by-law to adopt the proposed official plan amendment the owner shall provide the Development Services Section with a registered plan of survey which describes the lands which are to be the subject of the proposed amendment.

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

**CARRIED**

**Recommendation #2005-83:**

Bradley-Dupuis: THAT the application by Cedar Green Enterprises Ltd. to amend By-law 83-304 being the Comprehensive Zoning By-law for the (former) Town of Nickel Centre from "OR", Outdoor Recreation to "R1.D0.9", Single Residential and from "RU", Rural to "OR", Outdoor Recreation, as the case may be, in order to permit the creation of two (2) residential lots with respect to those lands described as being part of Parcels 33700 & 39056 S.E.S. in Lot 9, Concession 1, Township of Garson be recommended for approval subject to the following condition:

1. That in order to enable the preparation of an amending zoning by-law the owner shall provide the Development Services Section with a registered plan of survey which describes the lands which are to be rezoned.

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

**CARRIED**

The following recommendation was presented:

Dupuis-Bradley: THAT the creation of two residential lots by Cedar Green Enterprises Ltd. with respect to those lands generally described as being part of Parcels 33700 & 39056 S.E.S. in Lot 9, Concession 1, Township of Garson, and shown on the "Sketch of Proposed Estate Lot Development" received November 29th, 2004 be permitted to proceed by way of the consent process; and further that, as a condition of any consent approval to be granted:

**PUBLIC HEARINGS (cont'd)**

**APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND REZONING TO PERMIT THE CREATION OF TWO 0.9HA RURAL ESTATE RESIDENTIAL LOTS, O'NEIL DRIVE WEST, GARSON - CEDAR GREEN ENTERPRISES LIMITED (cont'd)**

**Recommendation (cont'd):**

1. The owner be required to enter into an agreement with the City of Greater Sudbury which establishes that for any building greater than 200m<sup>2</sup> (2,150 sq. ft.) in area, or for any building greater than 2 stories in height, requirements pertaining to on-site water supply for fire fighting pursuant to the Fire Marshall's Guidelines shall be undertaken to the satisfaction of the Chief Building Official.

The following amendment to the recommendation was presented:

**Recommendation #2005-84:**

Reynolds-Caldarelli: That the words "and further that, as a condition of any consent approval to be granted:" and Condition #1 be deleted.

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

**CARRIED**

The main motion as amended was presented:

**Recommendation #2005-85:**

Dupuis-Bradley: THAT the creation of two residential lots by Cedar Green Enterprises Ltd. with respect to those lands generally described as being part of Parcels 33700 & 39056 S.E.S. in Lot 9, Concession 1, Township of Garson, and shown on the "Sketch of Proposed Estate Lot Development" received November 29th, 2004 be permitted to proceed by way of the consent process.

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

**CARRIED**

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

### **AMENDMENT TO AN OFFICIAL PLAN AMENDMENT APPLICATION TO PERMIT THE CREATION OF ONE LOT IN THE AGRICULTURAL RESERVE TO DISPOSE OF AN EXISTING RESIDENTIAL TRIPLEX, 3789 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 April 25<sup>th</sup>, 2005, was received from the Director of Planning Services and the General Manager of Growth and Development regarding an amendment to an Official Plan Amendment Application to permit the creation of one lot in the Agricultural Reserve to dispose of an existing residential triplex, 3789 Municipal Road 15, Chelmsford , North Range Sod.

Letter of concern with water drainage dated April 26<sup>th</sup>, 2005 John and Pauline Boucher was distributed to the Committee Members at the meeting.

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 explained a previous application came before the Planning Committee on January 18<sup>th</sup>, 2005 requesting approval for the creation of two new lots. This amended application is requesting approval for the creation of one lot. He indicated that the position of the Planning Services Division remains unchanged and they recommend denial of the proposal.

Mart Kivistik explained that this amended application is for the severance of the triplex from the property. The building has been there for many years and the triplex has been in existence for over 20 years. The earlier application proposed the creation of two new lots - one for the existing triplex and one for a new construction. The previous application requested the creation of a 1-acre lot from the agricultural reserve and this application does not remove any land from the agricultural reserve. Further, this application does not propose any new construction or new entrance. He stated that the Official Plan promotes the retention of agricultural lands particularly where other lands are available for development. He further stated that this application is not for a subdivision or for urban development.

Mr. Kivistik advised that the triplex is an encumbrance on the sodding operation. It is also an encumbrance on any sale. He further advised that the applicant did have a potential purchaser; however, the potential purchaser did not want the triplex and therefore the transaction was not completed. He also indicated that the triplex increases the insurance costs as the tenants can not be denied access to the whole 80-acre parcel. The severance of the triplex property would eliminate this liability.

**PUBLIC HEARINGS (cont'd)**

**AMENDMENT TO AN OFFICIAL PLAN AMENDMENT APPLICATION TO PERMIT THE CREATION OF ONE LOT IN THE AGRICULTURAL RESERVE TO DISPOSE OF AN EXISTING RESIDENTIAL TRIPLEX, 3789 MUNICIPAL ROAD 15, CHELMSFORD - NORTH RANGE SOD (cont'd)**

---

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 #2005-86:**

Bradley-Dupuis: THAT the amended application by North Range Sod to amend the Official Plan for the Sudbury Planning Area by introducing a site specific exemption to the Agricultural Reserve policies that apply to Parcels 1579 and 1597 SWS in Lot 5, Concession 4, Rayside Township to permit the creation of one lot with a minimum area of one acre and containing an existing residential triplex be denied.

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

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

**CARRIED**

**APPLICATION FOR SUBDIVISION APPROVAL TO PERMIT THE CREATION OF 115 LOTS FOR SINGLE RESIDENTIAL USE, ESTELLE, RHEAL & HINES STREETS, SUDBURY - DELCAM DEVELOPMENT CORP.**

---

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

Report dated April 19<sup>th</sup>, 2005, was received from the Director of Planning Services and the General Manager of Growth and Development regarding an application for subdivision approval to permit the creation of 115 lots for single residential use, Estelle, Rheal & Hines Streets, Sudbury - Delcam Development Corp.

Letter of concern dated April 24<sup>th</sup>, 2005 from Marcel Bedard and Jo-Ann Wicklander was distributed to the Committee Members.

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

### **APPLICATION FOR SUBDIVISION APPROVAL TO PERMIT THE CREATION OF 115 LOTS FOR SINGLE RESIDENTIAL USE, ESTELLE, RHEAL & HINES STREETS, SUDBURY - DELCAM DEVELOPMENT CORP. (cont'd)**

Letter (email) dated April 29<sup>th</sup>, 2005 from Brenda Packham was distributed to the Committee Members at the meeting.

Ted Archuticz, 121 Durham Street, Sudbury, agent for the applicant and Peter Dellelce, the applicant, were present.

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

Ted Archuticz stated the applicant is satisfied with the recommendation except for the condition dealing with the park land issue. They realize that 5% of the land is ½ha and that relates to ten lots. However, they feel that, given the close proximity of the property to parks in the area, the City does not need ten lots. He stated that they met with the Director of Leisure, Community and Volunteer Services who agreed that the 5% could be a combination of land and cash. This would be an opportunity to include a park in the subdivision, perhaps by the storm retention pond which is a dry pond. He feels confident that they will come to a mutually suitable agreement.

Mr. Archuticz indicated that since receiving the recommendation, some changes have been made to the proposal. Streets 'B' and 'C' have been reconfigured to intersect with Street "A" opposite each other. Also, Yollie Street will be connected to Street 'B'.

Mr. Archuticz further stated that the development will be in phases with approximately 25 lots per phase. The developer would like to begin the first phase this year.

When asked, Mr. Archuticz advised they did not have public meeting with the area residents. He advised he spoke with the Ward Councillors to see if they had any concerns. As this project is a case of infilling and the property is zoned "R1", Single Residential, he did not believe there were any major issues that necessitated a public meeting.

Rob Whipple, 164 Estelle Street, Sudbury, asked what plans the developer had for blasting and whether or not there would be an opportunity for input by the area residents at the time of blasting. He also asked if traffic lights would be installed on the Kingsway at Moonlight Avenue as there are now problems turning onto the Kingsway and the development would create additional traffic.

Mr. Archuticz stated that there were no large rock outcrops and most of the blasting would be for trench work. He indicated there are Provincial standards and the developer is obliged to meet the requirements. A preblasting survey will be carried out to a minimum of 100m from the blasting location.



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

### **APPLICATION FOR SUBDIVISION APPROVAL TO PERMIT THE CREATION OF 115 LOTS FOR SINGLE RESIDENTIAL USE, ESTELLE, RHEAL & HINES STREETS, SUDBURY - DELCAM DEVELOPMENT CORP. (cont'd)**

The Chair advised that the Ward Councillors could be contacted if the area residents wished to have a meeting with the applicant.

With respect to traffic lights on the Kingsway at Moonlight Avenue, the City Engineer advised they were scheduled to be installed this year. However, due to recent confirmation of COMRIF (Canada-Ontario Municipal Rural Infrastructure Fund) funding, the street lights will be installed next year during the 4-laning of the Kingsway from Falconbridge Road/Second Avenue to the by-pass.

Darrell Burke, 233 Moonlight Avenue, Sudbury, stated his concern about the traffic in the area. Children are now walking on gravel or on the street and in the winter with snow removal being minimal, the streets are very narrow. He feels the applicant should develop Yollie Street as a main access street to alleviate traffic from other streets. Also, he feels the storm retention pond is not a dry pond and indicated 90% of the property is wet. He is also concerned with the size of the lots feeling this will lead to the construction of 2-storey dwelling in a bungalow area and suggested the reduction of the number of lots.

Gerry Charron, 67 Moonlight Avenue, Sudbury, advised that his property is next to a ditch and asked how his property will be affected by the development. Also, he indicated that a previous proposal for this property provided for another exit near his property and feels this proposal should provide for one.

Mr. Archuticz advised that, as part of a detailed design, rear yard drainage will be provided so there will be no impact on abutting owners. With respect to an additional exit, he confirmed this proposal does not provide for another exit as too many exits and entrances can be unsafe.

Councillor Reynolds, Ward Councillor, stated that she would be willing to meet with the developer and area residents if there are any concerns. She also stated that there will be a substantial amount of development in the Minnow Lake because of the RioCan Centre. This will have a positive impact on the community in terms of land value. It will create more development in terms of infrastructure, neighbourhood development, etc. She has had no negative concerns with this proposal.

Peter Larabie, 237 Moonlight Avenue, Sudbury, stated he has a large lot and is worried about access onto his property. Also, he feels blasting will make his property swamp lands. He also feels his lot will become an area to dump garbage.

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

### **APPLICATION FOR SUBDIVISION APPROVAL TO PERMIT THE CREATION OF 115 LOTS FOR SINGLE RESIDENTIAL USE, ESTELLE, RHEAL & HINES STREETS, SUDBURY - DELCAM DEVELOPMENT CORP. (cont'd)**

Mr. Archuticz advised that their detailed designs, which will be reviewed by City Staff, will assure no negative impact on Mr. Larabie's property alleviating any concerns with drainage. He also stated that it is not the applicant's responsibility to deal with access issues as Mr. Larabie's property is not landlocked.

Councillor Reynolds invited Mr. Larabie to speak to staff regarding his concerns.

Marcel Bedard, 128 Estelle Street, Sudbury, stated that when he purchased his home, he was told that Lot 115 abutting his property was a street. Now that it is not, it will require blasting and grading. With the blasting on Lot 115 and the fact that the next lot, Lot 16, is seven to eight feet higher than his property, he is concerned about drainage onto his property.

Mr. Archuticz advised that they envision an elevation of Lot 115 to be between that of Lot 16 and Mr. Bedard's property. They realize drainage is the developer's responsibility and a detailed lot grading agreement has to be provided to show proper drainage. With respect to Lot 115 being a road allowance, Mr. Archuticz advised that they were not involved in any discussion regarding previous proposals and the planned street connections will sufficiently service the additional traffic created by the development.

Mr. Archuticz indicated that they are willing to meet with the area residents and are open for discussion.

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 #2005-87:**

Caldarelli-Dupuis: THAT the City of Greater Sudbury Council's delegated official be directed to issue the draft approval for the subject subdivision to Delcam Development Corp. 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:

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

### **APPLICATION FOR SUBDIVISION APPROVAL TO PERMIT THE CREATION OF 115 LOTS FOR SINGLE RESIDENTIAL USE, ESTELLE, RHEAL & HINES STREETS, SUDBURY - DELCAM DEVELOPMENT CORP. (cont'd)**

#### **Recommendation #2005-87 (cont'd):**

- a) That this draft approval applies to the draft plan of subdivision of Parcel 35067 SES in Lot 9, Concession 3, Neelon Township as shown on a plan of subdivision prepared by Terry Del Bosco, O.L.S., and dated December 22, 2004.
- b) That the standard conditions of draft approval be imposed.
- c) That Street A which connects Rheal and Hines Streets will serve as a minor collector roadway and is to be constructed to an urban collector standard with a sidewalk on one side.
- d) That the draft plan be revised so that Streets B and C intersect with Street A opposite each other and at approximately 90 degrees.
- e) That the owner will be required to enter into a written agreement to satisfy all requirements, financial and otherwise, of the City of Greater Sudbury, concerning the provision of roads, walkways, streetlighting, sanitary sewers, storm sewers, stormwater management facilities, watermains and surface drainage.
- f) Draft Approval does not guarantee an allocation of sewer or water 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 sewage treatment capacity and water capacity exists to service the development.
- g) Prior to the submission of servicing plans, the owner shall, to the satisfaction of the General Manager of Infrastructure and Emergency Services, provide an updated 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.

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

### **APPLICATION FOR SUBDIVISION APPROVAL TO PERMIT THE CREATION OF 115 LOTS FOR SINGLE RESIDENTIAL USE, ESTELLE, RHEAL & HINES STREETS, SUDBURY - DELCAM DEVELOPMENT CORP. (cont'd)**

#### **Recommendation #2005-87 (cont'd):**

- h) 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, 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. More detail plans are required for lots 52 to 58 and lot 115. Said grading plans shall be based on cross-sectional sketches reviewed by the site geotechnical engineer to ensure stability of slopes.
- i) Prior to the submission of servicing plans, the owner shall have a stormwater management report and plan prepared 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 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 Technical Services prior to commencing the stormwater management report. The solutions to quantity and or quality concerns may require a common facility with other developers. The owner shall be required to cost share in the development of any common facility agreed to by the General Manager of Infrastructure and Emergency Services.
- j) 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 General Manager of Infrastructure and Emergency Services may direct. The owner shall provide lands for said facilities as required by the City.
- k) The owner will be required to dedicate easements to the City of Greater Sudbury for municipal purposes where required.

**PUBLIC HEARINGS (cont'd)**

**APPLICATION FOR SUBDIVISION APPROVAL TO PERMIT THE CREATION OF 115 LOTS FOR SINGLE RESIDENTIAL USE, ESTELLE, RHEAL & HINES STREETS, SUDBURY - DELCAM DEVELOPMENT CORP. (cont'd)**

---

**Recommendation #2005-87 (cont'd):**

- l) The proposed internal subdivision roadways are to be built to urban standards, including curbs, gutters, storm sewers and related appurtenances.
- m) The owner agrees to provide the required soils report, stormwater, water, sanitary sewer and lot grading master planning reports and plans to the General Manager of Infrastructure and Emergency Services prior to the submission of servicing plans for any phase of the subdivision.
- n) The owner shall be required to connect the proposed subdivision watermain system to the existing Yollie Street watermain.
- o) The owner shall be required to extend Yollie Street to street B of the subdivision draft plan.
- p) The owner shall cost share in any upgrading of the Levesque Sanitary Sewer Pumping Station as required by the General Manager of Infrastructure and Emergency Services.
- q) The owner shall be responsible for 50 percent of the cost to upgrade Hines Street and Estelle Street from Bancroft Drive to street D to an urban standard.
- r) 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.
- s) That 5% of the land included in the plan of subdivision be dedicated to the City for parks purposes to the satisfaction of the City Solicitor in accordance with Section 51.1 (1) of the Planning Act.
- t) 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)

### APPLICATION FOR SUBDIVISION APPROVAL TO PERMIT THE CREATION OF 115 LOTS FOR SINGLE RESIDENTIAL USE, ESTELLE, RHEAL & HINES STREETS, SUDBURY - DELCAM DEVELOPMENT CORP. (cont'd)

#### Recommendation #2005-87 (cont'd):

- u) 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.
- v) That Lot 79 not be developed except in conjunction with abutting lands.

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

**CARRIED**

#### DELEGATIONS

Request for  
Amendment to  
Conditions of Draft  
Approval, Skead  
Road, Garson  
D. & R. Butler  
& C. & L. Rollins

Report dated April 26<sup>th</sup>, 2005, was received from the General Manager of Growth and Development regarding request for amendment to conditions of draft approval, Skead Road, Garson, D. & R. Butler and C. & L. Rollins.

Dave Dorland, agent for the applicant, stated that Council's policy for adequate fire flow was framed for new development. The policy was for subdivisions and is now for the creation of more than three lots. He further stated that the Committee should support the applicants' request because of the low density and scattered nature of development in this community. In other residential areas, the houses are closer together as the lots are smaller. He also indicated that the Staff Report for the original application provided comments from the Fire Department as follows: "The Fire Department has verbally advised that they have no objection to the proposal from their area of concern." Mr. Dorland advised it is their position that, given the fifteen conditions imposed to allow this land to be developed, they will need the six lots to carry the cost of the conditions. He further indicated that the applicants would be satisfied with a condition providing for booster systems in each dwelling.

Mr. Dorland also indicated that the issue of frontage will have to be addressed if this development is approved to proceed with six lots.

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

Request for Amendment to Conditions of Draft Approval, Skead Road, Garson D. & R. Butler & C. & L. Rollins (cont'd)

The following recommendation was presented:

Dupuis-Bradley: THAT the request by D. & R. Butler and C. & L. Rollins to amend the conditions of Draft Approval for the draft plan of subdivision of Parcel 22937, Part 1, Plan 53R-13456, in Lot 3, Concession 4, Township of Garson, by deleting condition #9 which requires that the applicant provide an adequate supply of municipal water for fire protection and domestic use, be denied.

There being no objections, the foregoing motion was withdrawn and the following recommendation was substituted therefor:

### **Recommendation #2005-88:**

THAT the conditions of Draft Approval for the draft plan of subdivision to D. & R. Butler and C. & L. Rollins of Parcel 22937, Part 1, Plan 53R-13456, in Lot 3, Concession 4, Township of Garson, be amended as follows:

1. By deleting condition #9 and replacing it with the following:  

“#9. That the subdivision agreement contain a provision whereby each of the new dwellings on the said lots be fitted with a water pressure boosting system to increase the water pressure in the service line to a minimum of 40 p.s.i.”.
2. By adding the following condition:  

“#18. That the plan be revised to show a total of four (4) lots.”

**CARRIED**

## **PART I - CONSENT AGENDA**

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

### **Recommendation #2005-89:**

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

**CARRIED**

**ROUTINE MANAGEMENT REPORTS**

Item C-1  
Valley East Lions  
Club Inc.  
Construction  
Agreement

Report dated April 27<sup>th</sup>, 2005, was received from the General Manager of Infrastructure and Emergency Services regarding Valley East Lions Club Inc. Construction Agreement.

**Recommendation #2005-90:**

Dupuis-Caldarelli: THAT the City of Greater Sudbury enter into an agreement with the Valley East Lions Club Inc. to authorize the construction of a storage building on City-owned land at 4611 St. Joseph Street, Hanmer;

AND THAT the appropriate By-law be passed authorizing the signing of such construction agreement.

**CARRIED**

Adjournment

**Recommendation #2005-91:**

Caldarelli-Dupuis: That we do now adjourn.  
Time: 8:45 p.m.

**CARRIED**

---

CITY CLERK

---

COUNCILLOR RUSS THOMPSON