

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

Committee Room C-11
Tom Davies Square

Monday, May 14, 2012
Commencement: 4:32 p.m.

COUNCILLOR ANDRÉ RIVEST, CHAIR

Present

Councillors Dutrisac, Kilgour, Belli, Craig

Staff

Bill Lautenbach, General Manager of Growth and Development; Paul Baskcomb, Director of Planning Services; Keith Forrester, Real Estate Co-ordinator; Lisa Oldridge, Deputy City Clerk

Declarations of
Pecuniary Interest

None declared.

Closed Session

PL2012-87 Kilgour/Belli: That the Planning Committee meet in closed session to deal with two acquisition/disposition of land matters;

- Proposed Gift / Sale of Vacant Land – Elm Street, Coniston; and
- Sale of Vacant Land, South of Highway 144, West of New Cobden Road, Onaping

in accordance with the Municipal Act, 2001, s.239(2).

CARRIED

Recess

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

Reconvene

At 5:33 p.m., the Planning Committee reconvened in the Council Chamber for the regular meeting.

COUNCILLOR DAVE KILGOUR, CHAIR

Present

Councillors Dutrisac, Rivest, Belli, Craig

Councillor Caldarelli

Staff

Bill Lautenbach, General Manager of Growth and Development; Paul Baskcomb, Director of Planning Services; David Shelsted, Director of Roads and Transportation; Eric Taylor, Manager of Development Approvals; Stephen Monet, Manager of Environmental Planning Initiatives; Robert Webb, Supervisor of Development Engineering; Lisa Oldridge, Deputy City Clerk; Lisa Riche, Audio Visual Operator; Liz Collin, Planning Committee Secretary

Declaration of
Pecuniary Interest

None declared

MATTERS ARISING FROM THE CLOSED SESSION

Rise and Report Councillor Rivest reported the Committee met in closed session to deal with two acquisition/disposition of land matters and the following recommendations emanated therefrom:

Transfer of Vacant Land on Elm Street, Coniston PL2012-88 Belli/Craig: THAT Council of the City of Greater Sudbury authorize the transfer of vacant land on Elm Street, Coniston, legally described as part of PIN 73560-1248(LT) and part of PIN 73561-0035(LT), being part of Lot 4, Concession 3 and 4, Township of Neelon, to the Coniston Seniors Housing Corporation;

THAT all costs associated with the transfer of the land be borne by Coniston Senior Housing Corporation;

THAT staff dispense with the procedures governing the disposal of land as set out in the Property by-law 2008-174;

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

CARRIED

Sale of Vacant Land South of Highway 144, West of New Cobden Road, Onaping PL2012-89 Dutrisac/Belli : THAT Council of the City of Greater Sudbury authorize the sale of vacant land south of highway 144, west of New Cobden Road, Onaping, legally described as PIN 73353-0151(LT), Part 1 on Plan 53R-4788, part of Lot 7, Concession 3, Township of Dowling;

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

AND THAT the net proceeds of the sale be credited to the Sale of Land account # 99435-20-9118-883001.

CARRIED

PUBLIC HEARINGS

APPLICATION FOR TEMPORARY USE BY-LAW IN ORDER TO PERMIT A MOBILE HOME AS A GARDEN SUITE IN A RURAL ZONE, 87 WORTHINGTON ROAD, WORTHINGTON – RENEE DESJARDINS & JULES A. LALONDE

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

Report dated May 1, 2012 was received from the General Manager of Growth and Development regarding an application for a temporary use by-law in order to permit a mobile home as a garden suite in a rural zone, 87 Worthington Road, Worthington – Renee Desjardins & Jules A. Lalonde.

Jules Lalonde, the applicant, was present.

PUBLIC HEARINGS (CONT'D)

APPLICATION FOR TEMPORARY USE BY-LAW IN ORDER TO PERMIT A MOBILE HOME AS A GARDEN SUITE IN A RURAL ZONE, 87 WORTHINGTON ROAD, WORTHINGTON – RENEE DESJARDINS & JULES A. LALONDE (CONT'D)

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

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

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

The following recommendation was presented:

PL2012-90 Craig/Belli: THAT the City of Greater Sudbury approve the application by Renee Desjardins & Jules A. Lalonde to amend Zoning By-law 2010-100Z with respect to lands described as PIN 73395-0353, Parcel 31072 S.W.S., Part 4, Plan 53R-13850 in Lot 5, Concession 5, Township of Lorne in order to permit a garden suite in accordance with Section 39 of the Planning Act for a temporary period of ten (10) years, subject to the following condition:

1. That the garden suite shall be set back a minimum of 125 metres from the southerly interior lot line and a minimum of 90 metres from the westerly (rear) lot line.

YEAS: Councillors Dutrisac, Rivest, Belli, Craig, Kilgour

CARRIED

APPLICATION FOR OFFICIAL PLAN AMENDMENT TO PROVIDE AN EXEMPTION FROM SECTION 6.2.2 OF THE OFFICIAL PLAN IN ORDER TO SEVER LANDS IN THE AGRICULTURAL RESERVE, 3965 MUNICIPAL ROAD 15, CHELMSFORD - MADELEINE & MAURICE LAMOUREUX

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

Report dated May 1, 2012 was received from the General Manager of Growth and Development regarding an application for Official Plan Amendment to provide an exemption from Section 6.2.2 of the Official Plan in order to sever lands in the Agricultural Reserve, 3965 Municipal Road 15, Chelmsford - Madeleine & Maurice Lamoureux.

Maurice Lamoureux, the applicant and Terry Del Bosco, agent for the applicant were present.

PUBLIC HEARINGS (CONT'D)

APPLICATION FOR OFFICIAL PLAN AMENDMENT TO PROVIDE AN EXEMPTION FROM SECTION 6.2.2 OF THE OFFICIAL PLAN IN ORDER TO SEVER LANDS IN THE AGRICULTURAL RESERVE, 3965 MUNICIPAL ROAD 15, CHELMSFORD - MADELEINE & MAURICE LAMOUREUX (CONT'D)

Letter of support dated January 24, 2012 was received from Claude Lalonde, area resident.

Letter of support dated December 7, 2011 was received from Denise Perreault, area resident.

Letter of support dated December 9, 2011 was received from Donald Jack Carlyle, area resident.

Letter of support dated December 18, 2011 was received from Germain Belisle, area resident.

Letter of support dated December 12, 2011 was received from Robert Pagenais, area resident.

Letter of support dated December 20, 2011 was received from Pierre Robillard, area resident.

Letter of support dated December 16, 2011 was received from Lorraine Lamoureux, area resident.

Letter of support dated January 31, 2012 was received from Karen Desrosiers, area resident.

Letter of support dated January 20, 2012 was received from Mike Lamoureux, area resident.

Letter of support dated December 5, 2011 was received from Ricahrd Prevost, area resident.

Letter of support dated December 6, 2011 was received from Brad Higgins, area resident.

Letter of support dated December 6, 2011 was received from Guy Roussel, area resident.

Letter of support dated December 6, 2011 was received from Jean-Guy Trohier, area resident.

Letter of support dated December 6, 2011 was received from Dan Poulin, area resident.

PUBLIC HEARINGS (CONT'D)

APPLICATION FOR OFFICIAL PLAN AMENDMENT TO PROVIDE AN EXEMPTION FROM SECTION 6.2.2 OF THE OFFICIAL PLAN IN ORDER TO SEVER LANDS IN THE AGRICULTURAL RESERVE, 3965 MUNICIPAL ROAD 15, CHELMSFORD - MADELEINE & MAURICE LAMOUREUX (CONT'D)

Letter of support dated December 7, 2011 was received from Gaëtan Belanger, area resident.

Letter of support dated December 7, 2011 was received from Bryen McGuire, area resident.

Letter of support dated January 26, 2012 was received from Richard Leblond, area resident.

Letter of support dated January 31, 2012 was received from Edgar Barrette, area resident.

Letter of support dated January 25, 2012 was received from Gerry Poirier, area resident.

Letter of concern dated May 14, 2012 from Naomi Grant, Coalition for a Liveable Sudbury, was distributed at the meeting.

Letter of support dated May 14, 2012 from Wendy Kaufman, Planner, Community Planning & Development, Ministry of Municipal Affairs and Housing.

Email of concern dated May 14, 2012 from Steve May, city resident, was distributed at the meeting.

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

Mr. Del Bosco informed the application is to split the lot into two separate parcels as a part of the owner's estate planning. He stated the property is used for agricultural purposes and there is a use agreement with a local potato farmer. He stated the properties will be consistent with the neighbourhood and there is no change in use. The severance will identify ownership of each parcel of land.

Mr. Lamoureux stated the property has been owned by his family for 120 years. He states there are agricultural properties that are similar in size to what he is proposing. He informed the business is owned jointly and this is an estate wish of his mother, to supply a parcel of land to each son.

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

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

PUBLIC HEARINGS (CONT'D)

APPLICATION FOR OFFICIAL PLAN AMENDMENT TO PROVIDE AN EXEMPTION FROM SECTION 6.2.2 OF THE OFFICIAL PLAN IN ORDER TO SEVER LANDS IN THE AGRICULTURAL RESERVE, 3965 MUNICIPAL ROAD 15, CHELMSFORD - MADELEINE & MAURICE LAMOUREUX (CONT'D)

The following recommendation was presented:

PL2012-91 Dutrisac/Rivest: THAT the City of Greater Sudbury approve the application by Madeleine & Maurice Lamoureux to amend the City of Greater Sudbury Official Plan in order to provide an exemption from the policies of Section 6.2.2 on those lands described as PIN 73345-0025, Parcel 1196 S.W.S., in Lot 6, Concession 4, Township of Rayside, subject to the following condition:

- a. One (1) severance only shall be permitted subject to the following criteria:
 - i) The minimum lot area shall be 15 hectares for the severed parcel on the southerly part of the property and 13 hectares for the retained parcel on the northerly part of the property.

YEAS: Councillors Dutrisac, Rivest, Belli, Craig, Kilgour

CARRIED

APPLICATION FOR REZONING IN ORDER TO PERMIT 4 DWELLING UNITS, 379 COCHRANE STREET, SUDBURY - PETER GEORGE PETRENAS JR.

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

Report dated May 1, 2012 was received from the General Manager of Growth and Development regarding an application for rezoning in order to permit 4 dwelling units, 379 Cochrane Street, Sudbury - Peter George Petrenas Jr.

Peter George Petrenas Jr., the applicant, was present.

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

Mr. Petrenas stated the building was built by his father and he has resided on the property for over 50 years. He believes the four units are an efficient use of space.

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

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

PUBLIC HEARINGS (CONT'D)

APPLICATION FOR REZONING IN ORDER TO PERMIT 4 DWELLING UNITS, 379 COCHRANE STREET, SUDBURY - PETER GEORGE PETRENAS JR. (CONT'D)

The following recommendation was presented:

PL2012-92 Belli/Craig: THAT the City of Greater Sudbury approve the application by Peter George Petrenas Jr. to amend By-law 2010-100Z being the City of Greater Sudbury Zoning By-law by changing the zoning classification of lands described as PIN 02132-1274, Parcel 18378 S.E.S., Lot 55, Plan M-103, Lot 4, Concession 4, Township of McKim from "R2-2", Low Density Residential Two to "R2-2(S)", Low Density Residential Two Special, subject to the following conditions:

1. That the owner/applicant submit an application for and receive approval for a building permit to the satisfaction of the Chief Building Official prior to the enactment of an amending by-law; and,
2. That the amending zoning by-law include the following site-specific provisions:
 - a. That the maximum number of dwelling units on be limited to four apartment dwelling units within the existing building provided that the Chief Building Official determines each of the dwelling units comply with Ontario Building Code requirements;
 - b. The number of required parking spaces shall be five spaces for which portions of said spaces may encroach onto the Cochrane Street road allowance; and,
 - c. That the existing landscaped open space area as determined at the building permit stage be provided in the front yard.

YEAS: Councillors Dutrisac, Rivest, Belli, Craig, Kilgour

CARRIED

Rules of Procedure The Committee, by a two-thirds majority, agreed to dispense with the Rules of Procedure, to alter the order of the Agenda and deal with the Consent Agenda.

CONSENT AGENDA

The following recommendation was presented:

PL2012-93 Rivest/Belli: THAT the City of Greater Sudbury adopt Planning Committee Consent Agenda Items C-1 to C-5, inclusive.

CARRIED

The following are the Consent Agenda Items.

ROUTINE MANAGEMENT REPORTS (CONT'D)

Item C-3
Extension to Draft
Plan of Subdivision
Approval, Township
of Hanmer, Jeanne
d'Arc and Dugas
Streets, Val Therese
– 996465 Ontario
Limited, Gord Hope
(cont'd)

- "19. The owner acknowledges the completion of the Paquette Whitson Municipal Drain engineer's report dated February 8, 2012 by K. Smart Associates Ltd. Said report provides for the construction of outlet drainage channel improvements and stormwater pond quantity and quality control facilities to service the Dominion Park Subdivision including the subject subdivision lands.
20. The owner agrees to pay the assessments set out in the engineer's report for the subject subdivision for stormwater conveyance channel improvements, stormwater quantity control and stormwater quality control in the amount of \$2,500 per lot. The timing of payment will be in accordance with a financial agreement with the City.
21. The owner shall have the subject subdivisions minor stormwater system designated so as to drain all sub-watershed areas west of St. Mary's Boulevard. The major storm over flow system shall be designed and directed down City roads and City drainage blocks to outlet to the Paquette Whitson Municipal Drain."
- d) That condition #28 be modified to include Canada Post and EastLink as follows:
- "28. The owner shall provide a utilities servicing plan showing the location of all utilities including City services, Greater Sudbury Hydro Plus or Hydro One, Bell, Union Gas, Persona, EastLink and Canada Post. This plan must be to the satisfaction of the Director of Planning Services and must be provided prior to construction for any individual phase."

CARRIED

Item C-4
Extension to Draft
Plan of Subdivision
Approval, Whitson
Lake Subdivision,
Township of
Bleazard – 1141573
Ontario Inc.

Report dated May 1, 2012 was received from the General Manager of Growth and Development regarding an extension to draft plan of subdivision approval, Whitson Lake Subdivision, Township of Bleazard – 1141573 Ontario Inc.

PL2012-97 Craig/Belli: THAT upon payment of Council's processing fee of \$1,100.00, the conditions of draft approval for the draft plan of subdivision on those lands known as Part of Parcels 2433 & 9436, Parts 1 to 3, Plan 53R-15429 and Parts 1 & 3, Plan 53R-16637, Lot 3, Concession 5, Township of Bleazard, File #780-7/98002, shall be amended as follows:

- a) By deleting Condition #3 and replacing it with the following:
- "3. That any dead-ends or open sides of road allowances created by this plan of subdivision shall be terminated in 0.3 metre reserves, to be conveyed to the Municipality and held in trust by the Municipality until required for future road allowances or the development of adjacent land."

ROUTINE MANAGEMENT REPORTS (CONT'D)

Item C-4
Extension to Draft
Plan of Subdivision
Approval, Whitson
Lake Subdivision,
Township of
Bleazard – 1141573
Ontario Inc. (cont'd)

- b) By deleting Condition #4 and replacing it with the following:
 - “4. That prior to the signing of the final plan, the Planning Services Division shall be advised by the Ontario Land Surveyor responsible for preparation of the final plan, that the lot areas, frontages and depths appearing on the final plan do not violate the requirements of the Restricted Area By-laws of the Municipality in effect at the time such plan is presented for approval.”
- c) By deleting Condition #5 and replacing it with the following:
 - “5. That the subdivision agreement be registered by the Municipality against the land to which it applies, prior to any encumbrances.”
- d) By deleting Condition #7 and replacing it with the following:
 - “7. That the owner agrees in writing to satisfy all the requirements, financial and otherwise, of the City of Greater Sudbury, concerning the provision of roads, walkways, street lighting, sanitary sewers, watermains, storm sewers and surface drainage facilities.”
- e) By replacing the words “City of Valley East” with “City of Greater Sudbury” in Condition #9.
- f) By replacing the words “42 feet” with “12.80 metres” in Condition #10.
- g) By deleting Condition #15 and replacing it with the following:
 - “15. The final plan shall be integrated with the City of Greater Sudbury Control Network to the satisfaction of the Coordinator of the Surveying and Mapping Services. The survey shall be referenced to NAD83(CSRS) with grid coordinates expressed in UTM Zone 17 projection and connected to two (2) nearby City of Greater Sudbury Control Network monuments. The survey plan must be submitted in an AutoCAD compatible digital format. The submission shall be the final plan in content, form and format and properly geo-referenced.”
- h) By deleting Condition #17 in its entirety.
- i) By replacing the words “Planning and Development” and “Commissioner of Public Works” with “Growth and Development” and “General Manager of Infrastructure Services” respectively in Condition #19.
- j) By replacing the words “Planning and Development” and “Regional” with “Growth and Development” and “City” respectively in Condition #20.

ROUTINE MANAGEMENT REPORTS (CONT'D)

Item C-4
Extension to Draft
Plan of Subdivision
Approval, Whitson
Lake Subdivision,
Township of
Blezard – 1141573
Ontario Inc. (cont'd)

- k) By deleting Condition #21 and replacing it with the following:
- “21. That this draft approval shall lapse on June 16, 2015.”
- l) By deleting Condition #22 and replacing it with the following:
- “22. The owner shall provide a utilities servicing plan showing the location of all utilities including City services, Greater Sudbury Hydro Utilities or Hydro One, Bell Canada, Union Gas, East Link Cable and Canada Post. This plan must be to the satisfaction of the Director of Planning Services and must be provided prior to construction for any individual phase.”
- m) By adding Condition #24 as follows:
- “24. The developer will be required to provide a geotechnical report on how the work related to blasting shall be undertaken safely to protect adjoining structures and other infrastructure. The geotechnical report shall be undertaken by a blasting consultant defined as a professional engineer licensed in the Province of Ontario with a minimum of five (5) years experience related to blasting.”
- n) By adding Condition #25 as follows:
- “25. The blasting consultant shall be retained by the developer and shall be independent of the contractor and any subcontractor doing blasting work. The blasting consultant shall be required to complete specified monitoring recommended in his report of vibration levels and provide a report detailing those recorded vibration levels. Copies of the recorded ground vibration documents shall be provided to the contractor and contract administration weekly or upon request for this specific project. “
- o) By adding Condition #26 as follows:
- “26. The geotechnical report will provide recommendations and specifications on the following activity as a minimum but not limited to:
- i. Pre-blast survey of surface structures and infrastructure within affected area;
 - ii. Trial blast activities;
 - iii. Procedures during blasting;
 - iv. Procedures for addressing blasting damage complaints;
 - v. Blast notification mechanism to adjoining residences; and,
 - vi. Structural stability of exposed rock faces.

ROUTINE MANAGEMENT REPORTS (CONT'D)

- Item C-4
Extension to Draft
Plan of Subdivision
Approval, Whitson
Lake Subdivision,
Township of
Blezard – 1141573
Ontario Inc. (cont'd)
- p) By adding Condition #27 as follows:
“27. The geotechnical report in Conditions 24 and 26 shall be submitted for review to the satisfaction of the Chief Building Official prior to the commencement of any removal of rock by blasting.”
- q) By adding Condition #28 as follows:
“28. Should the developer’s schedule require to commence blasting and rock removal prior to the site plan agreement having been signed, a site alteration permit shall be required under the City of Greater Sudbury’s By-law #2009-170 and shall require a similar geotechnical report as a minimum prior to its issuance.”

CARRIED

- Item C-5
Application to
Remove the Holding
Symbol at 1813
Lasalle Boulevard,
Sudbury, Killian and
Amelia DeBlacam
- Report dated May 1, 2012 was received from the General Manager of Growth and Development regarding an application to remove the Holding Symbol at 1813 Lasalle Boulevard, Sudbury, Killian and Amelia DeBlacam.
- PL2012-98 Belli/Craig: THAT the City of Greater Sudbury approve the application by Killian & Amelia DeBlacam to amend By-law 2010-100Z being the City of Greater Sudbury Zoning By-law to change the zoning classification from "H35M1(34)", Hold-Mixed Light Industrial/Service Commercial Special to "M1(34)", Mixed Light Industrial/Service Commercial Special on those lands described as PIN's 73570-0166 & 73570-0122, Parcels 21098 & 24597, Lots 11 & 12, Plan M-341, Lot 11, Concession 5, Township of Neelon.

CARRIED

PUBLIC HEARINGS (CONT'D)

APPLICATIONS FOR REZONING AND PLAN OF SUBDIVISION IN ORDER TO PERMIT THE DEVELOPMENT OF 25 SINGLE DETACHED DWELLINGS, MONTEE PRINCIPALE, AZILDA - RAIMO & LILIANE KOSKINIEMI

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

Report dated May 1, 2012 was received from the General Manager of Growth and Development regarding applications for Rezoning and Plan of Subdivision in order to permit the development of 25 single detached dwellings, Montee Principale, Azilda - Raimo & Liliane Koskiniemi.

Steve Gossling, agent for the applicant, was present.

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

PUBLIC HEARINGS (CONT'D)

APPLICATIONS FOR REZONING AND PLAN OF SUBDIVISION IN ORDER TO PERMIT THE DEVELOPMENT OF 25 SINGLE DETACHED DWELLINGS, MONTEE PRINCIPALE, AZILDA - RAIMO & LILIANE KOSKINIEMI (CONT'D)

Councillor Dutrisac, Ward Councillor stated she attended the public meeting and there was one person in attendance. She has received no phone calls or emails and is in support of the application.

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

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

The following recommendations were presented:

PL2012-99 Dutrisac/Belli: THAT the City of Greater Sudbury approve the application by Raimo & Lillian Koskiniemi to amend the Zoning By-law 2010-100Z to change the zoning classification from "FD", Future Development to "R1-5", Low Density Residential One in order to permit 25 single detached dwellings on those lands described as PIN 73347-0708, Parts 1 & 2, 53R-17360, Lot 7, Concession 2, Township of Rayside, Azilda subject to the following condition:

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

YEAS: Councillors Dutrisac, Rivest, Belli, Craig, Kilgour

CARRIED

PL2012-100 Dutrisac/Rivest: THAT the City of Greater Sudbury Council's delegated official be directed to issue the draft approval for the subject plan of subdivision not sooner than 14 days following the date of the public meeting in accordance with the requirements of Section 51 (20) of the Planning Act, and subject to the following conditions:

1. That this draft approval applies to the draft plan of subdivision of PIN 73347-0708, Parts 1 & 2, 53R-17360, Lot 7, Concession 2, Township of Rayside as shown on a plan of subdivision prepared by exp Geomatics Inc. and dated August 2011.
2. That prior to the signing of the final plan, the Planning Services Division shall be advised by the Ontario Land Surveyor responsible for preparation of the final plan, that the lot areas, frontages and depths appearing on the final plan do not violate the requirements of the Restricted Area By-laws of the Municipality in effect at the time such plan is presented for approval.

PUBLIC HEARINGS (CONT'D)

APPLICATIONS FOR REZONING AND PLAN OF SUBDIVISION IN ORDER TO PERMIT THE DEVELOPMENT OF 25 SINGLE DETACHED DWELLINGS, MONTEE PRINCIPALE, AZILDA - RAIMO & LILIANE KOSKINIEMI (CONT'D)

3. That the subdivision agreement be registered by the Municipality against the land to which it applies, prior to any encumbrances.
4. That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority.
5. That the owner agrees in writing to satisfy all the requirements, financial and otherwise, of the City of Greater Sudbury, concerning the provision of roads, walkways, street lighting, sanitary sewers, watermains, storm sewers and surface drainage facilities.
6. That the subdivision agreement contain provisions whereby the owner agrees that all the requirements of the subdivision agreement including installation of required services be completed within 3 years after registration.
7. Draft approval does not guarantee an allocation of sewer or water capacity. Prior to the signing of the final plan, the Director of Planning is to be advised by the General Manager of Infrastructure Services, that sufficient sewage treatment capacity and water capacity exists to service the development.
8. That this draft approval shall lapse 3 years from date of draft plan approval.
9. The final plan shall be integrated with the City of Greater Sudbury Control Network to the satisfaction of the Coordinator of the Surveying and Mapping Services. The survey shall be referenced to NAD83(CSRS) with grid coordinates expressed in UTM Zone 17 projection and connected to two (2) nearby City of Greater Sudbury Control Network monuments. The survey plan must be submitted in an AutoCAD compatible digital format. The submission shall be the final plan in content, form and format and properly geo-referenced.
10. Prior to the submission of servicing plans, the owner shall, to the satisfaction of the Director of Planning Services, provide an updated geotechnical report prepared, signed, sealed, and dated by a geotechnical engineer licensed in the Province of Ontario. Said report shall, as a minimum, provide factual information on the soils and groundwater conditions within the proposed development. Also, the report should include design information and recommend construction procedures for any proposed storm and sanitary sewers, stormwater management facilities, watermains, roads to a 20 year design life, the mass filling of land, surface drainage works, erosion control, slope stability, slope treatment and building foundations. Included in this report must be details regarding the removal of substandard soils (if any) and placement of engineered fill (if required) for the construction of homes. Also, the report must include an analysis illustrating how the groundwater table will be lowered to a level that will not cause

PUBLIC HEARINGS (CONT'D)

APPLICATIONS FOR REZONING AND PLAN OF SUBDIVISION IN ORDER TO PERMIT THE DEVELOPMENT OF 25 SINGLE DETACHED DWELLINGS, MONTEE PRINCIPALE, AZILDA - RAIMO & LILIANE KOSKINIEMI (CONT'D)

problems to adjacent boundary housing and will, in conjunction with the subdivision grading plan, show that basements of new homes will not require extensive foundation drainage pumping. The geotechnical information on building foundations shall be to the satisfaction of the Chief Building Official and Director of Planning Services.

11. All streets will be constructed to an urban standard, including the required curbs and gutters.
12. The owner shall provide a detailed lot grading plan prepared, signed, sealed, and dated by a professional civil engineer with a valid certificate of authorization for the proposed lots as part of the submission of servicing plans. This plan must show finished grades around new houses, retaining walls, sideyards, swales, slopes and lot corners. The plan must show sufficient grades on boundary properties to mesh the lot grading of the new site to existing properties and show the stormwater overland flow path.
13. The drainage section requires a cash contribution in lieu of onsite stormwater management quality and quantity controls. Said contribution is calculated by the City Drainage Engineer to be \$63,500, and would be applied towards communal stormwater management facilities to be implemented by the City downstream of this site.
14. The owner agrees to provide the required soils report, water, sanitary sewer and lot grading master planning reports and plans to the Director of Planning Services prior to the submission of servicing plans for any phase of the subdivision.
15. The owner shall develop a siltation control plan for the subdivision construction period to the satisfaction of the Director of Planning Services, Nickel District Conservation Authority and the Department of Fisheries and Oceans.
16. Any streetlights required for this subdivision will be designed and constructed by Greater Sudbury Hydro Plus Inc. at the cost of the owner.
17. As part of the submission of servicing plans, the owner shall have rear yard slope treatments designed by a geotechnical engineer licensed in the Province of Ontario incorporated in to the lot grading plans if noted as required at locations required by the Director of Planning Services. Suitable provisions shall be incorporated into the Subdivision Agreement to ensure that the treatment is undertaken to the satisfaction of the Director of Planning Services.

PUBLIC HEARINGS (CONT'D)

APPLICATIONS FOR REZONING AND PLAN OF SUBDIVISION IN ORDER TO PERMIT THE DEVELOPMENT OF 25 SINGLE DETACHED DWELLINGS, MONTEE PRINCIPALE, AZILDA - RAIMO & LILIANE KOSKINIEMI (CONT'D)

18. The owner shall provide a utilities servicing plan showing the location of all utilities including City services, Greater Sudbury Hydro Plus or Hydro One, Bell, Union Gas, Canada Post and Eastlink. This plan must be to the satisfaction of the Director of Planning Services and must be provided prior to construction for any individual phase.
19. The owner shall provide proof of sufficient fire flow in conjunction with the submission of construction drawings for each phase of construction. All costs associated with upgrading the existing distribution system to service this subdivision will be borne totally by the owner.
20. The owner shall provide proof of sufficient sanitary sewer capacity in conjunction with the submission of construction drawings for each phase of construction. All costs associated with upgrading the existing collection system and/or sewage lift stations to service this subdivision will be borne totally by the owner.
21. a. The owner shall complete to the satisfaction of the Director of Planning Services of the City of Greater Sudbury and Canada Post:
 - i. Include on all offers of purchase and sale, a statement that advises the prospective purchaser:
 - ii. That the home/business mail delivery will be from a designated Centralized Mail Box; and,
 - iii. That the owner be responsible for officially notifying the purchasers of the Centralized Mail Box locations prior to the closing of any home sales.
- 21 b. The owner further agrees to:
 - i. Work with Canada Post to determine and provide temporary suitable Centralized Mail Box locations, which may be utilized by Canada Post until the curbs, boulevards and sidewalks are in place in the remainder of the subdivision;
 - ii. Install a concrete pad in accordance with the requirements of, and in locations to be approved by, Canada Post to facilitate the placement of Community Mail Boxes; and,
 - iii. Identify the pad above on the engineering servicing drawings. The pad is to be poured at the time of the sidewalk and/or curb installation within each phase of the plan of subdivision.

PUBLIC HEARINGS (CONT'D)

APPLICATIONS FOR REZONING AND PLAN OF SUBDIVISION IN ORDER TO PERMIT THE DEVELOPMENT OF 25 SINGLE DETACHED DWELLINGS, MONTEE PRINCIPALE, AZILDA - RAIMO & LILIANE KOSKINIEMI (CONT'D)

- 21 c. The owner is required to determine the location of all centralized mail facilities in cooperation with Canada Post and to post the location of these sites on appropriate maps, information boards and plans.
22. That the owner provide the City with \$60,800 as a contribution to the future construction of a sidewalk on the west side of Montee Principale along the frontage of the subject lands from Lot 1 to Lot 25. The amount to be paid by the owner to the City shall be indexed on an annual basis based on the Canadian Price Statistics Non-Residential Building Construction Price Index.

YEAS: Councillors Dutrisac, Rivest, Belli, Craig, Kilgour

CARRIED

Recess At 6:37 p.m. the Committee recessed.

Reconvene At 6:49 p.m. the Committee reconvened

APPLICATIONS FOR REZONING AND PLAN OF SUBDIVISION IN ORDER TO PERMIT THE DEVELOPMENT OF 15 SINGLE DETACHED DWELLINGS, FAIRLANE DRIVE, SUDBURY - DALRON CONSTRUCTION LIMITED

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

Report dated May 1, 2012 was received from the General Manager of Growth and Development regarding Applications for Rezoning and Plan of Subdivision in order to permit the development of 15 single detached dwellings, Fairlane Drive, Sudbury - Dalron Construction Limited.

Kristi Arnold, the applicant, and Art Potvin, agent for the applicant, were present.

Letter of support dated April 23, 2012 from Jeremy Mahood, area resident.

Letter of support dated April 23, 2012 from Sudbury & District Home Builders Association.

Letter of concern dated December 8, 2011 and April 24, 2012 from Rae and Paul Ruff, area residents.

Letter of concern was received from Lindsay Tate, area resident.

Letter of concern was received from Wendy Dilullo, area resident.

PUBLIC HEARINGS (CONT'D)

APPLICATIONS FOR REZONING AND PLAN OF SUBDIVISION IN ORDER TO PERMIT THE DEVELOPMENT OF 15 SINGLE DETACHED DWELLINGS, FAIRLANE DRIVE, SUDBURY - DALRON CONSTRUCTION LIMITED (CONT'D)

Letter of concern was received from Norman Cheadle, area resident.

Letter of concern dated April 24, 2012 was received from Adrian Vance, area resident.

Letter of concern was received from Chuck Miller, area resident.

Letter of concern was received from Carolyn Pearce, area resident.

Letter of concern dated May 1, 2012 was received from Olivier Vanderbeken, area resident.

Letter of concern dated April 22, 2012 was received from Joel Montgomery, area resident.

Letter of objection dated April 12, 2012 was received from Jan Carrie Steven, area resident.

Letter of concern dated January 21, 2012 was received from Bette Nuss and Stuart Gibbins, area residents.

Letter of objection dated April 12, 2012 from Karl Skierskan, area resident.

Letter of concern dated January 17, 2012 from was received Deborah Dumencu, area resident.

Letter of objection dated January 8, 2012 was received from Michael Leshner, area resident.

Letter of objection dated December 12, 2011 was received from Suzanne and Mark Landstrom.

Letter of concern dated December 8, 2011 was received from Rae and Pual Ruff, area residents.

Letter of concern dated December 8, 2011 was received from Harry and Terry Rutkowski, area residents.

Letter of concern dated December 1, 2011 was received from David Kechnie, area resident.

Letter of concern dated April 24, 2012 was received from James Wilson, area resident.

Letter of objection dated January 16, 2012 was received from Raymond and Tracy Jacques, area Residents.

PUBLIC HEARINGS (CONT'D)

APPLICATIONS FOR REZONING AND PLAN OF SUBDIVISION IN ORDER TO PERMIT THE DEVELOPMENT OF 15 SINGLE DETACHED DWELLINGS, FAIRLANE DRIVE, SUDBURY - DALRON CONSTRUCTION LIMITED (CONT'D)

Letter of objection dated April 12, 2012 was received from Raymond Jacques and Greg Dalton.

Letter of concern received May 1, 2012 from Dominique and Chantal Chivot, area residents.

Letter of concern dated April 30, 2012 was received from Jasiu Mrozewski, area resident.

Letter of concern dated May 1, 2012 was received from Olivier Vanderbeken, area resident.

Email of concerns dated May 10, 2012 from Chuck Miller, area resident, was distributed at the meeting.

Email of opposition dated May 10, 2012 from Matt Alexander, area resident, was distributed at the meeting.

Email of concern dated May 10, 2012 from Ken Jones, area resident, was distributed at the meeting.

Email of opposition dated May 10, 2012 from Enio Pidutti, area resident, was distributed at the meeting.

Email of concern dated May 9, 2012 from Shannon Boland, area resident, was distributed at the meeting.

Letter of opposition dated May 10, 2012 from Robert and Laura Bewick, area residents, was distributed at the meeting.

Email of opposition dated May 9, 2012 from William E. McLeod, area resident, was distributed at the meeting.

Letter of concern received May 10, 2012 from Fiorenzo and Christina Capodagli, area residents, was distributed at the meeting.

Email of concern dated May 9, 2012 from David Kechnie, area resident, was distributed at the meeting.

Email of concern dated May 8, 2012 from Susan Ross, area resident, was distributed at the meeting.

PUBLIC HEARINGS (CONT'D)

APPLICATIONS FOR REZONING AND PLAN OF SUBDIVISION IN ORDER TO PERMIT THE DEVELOPMENT OF 15 SINGLE DETACHED DWELLINGS, FAIRLANE DRIVE, SUDBURY - DALRON CONSTRUCTION LIMITED (CONT'D)

Letter of concern dated May 6, 2012 from Jasiu Mrozewski, area resident, was distributed at the meeting.

Letter of concern dated May 3, 2012 from Jeanette McIntyre, area resident, was distributed at the meeting.

Letter of concern dated May 2, 2012 from Deborah Dumencu, area resident, was distributed at the meeting.

Email of objection dated May 3, 2012 from Ken Jarecki, area resident, was distributed at the meeting.

Email of support dated May 8, 2012 from James Wilson, area resident, was distributed at the meeting.

Letter of concern dated May 12, 2012 from Lynn Scott, area resident, was distributed at the meeting.

Email of opposition dated May 11, 2012 from Alesia L. Sostarich, area resident, was distributed at the meeting.

Email of concern dated May 13, 2012 from Duncan McMillan, area resident, was distributed at the meeting.

Letter of concern dated May 14, 2012 from Naomi Grant, Coalition for a Liveable Sudbury, was distributed at the meeting.

Email of opposition dated May 14, 2012 from Cheryl Ransom, area resident, was distributed at the meeting.

Email of opposition dated May 14, 2012 from Sally Taylor, area resident, was distributed at the meeting.

Email of opposition dated May 14, 2012 from Gates Poulin, area resident, was distributed at the meeting.

Email of concern dated May 14, 2012 from Ross McKague, area resident, was distributed at the meeting.

Petition signed by 298 area residents was submitted at the meeting.

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

PUBLIC HEARINGS (CONT'D)

APPLICATIONS FOR REZONING AND PLAN OF SUBDIVISION IN ORDER TO PERMIT THE DEVELOPMENT OF 15 SINGLE DETACHED DWELLINGS, FAIRLANE DRIVE, SUDBURY - DALRON CONSTRUCTION LIMITED (CONT'D)

Ms. Arnold stated they accept all the conditions listed in the recommendations for the subdivision and rezoning. She stated the subdivision plan was redesigned by Perry and Perry Architects.

Mr. Potvin stated the staff report deals with all the issues related to the application, including the Official Plan policies requiring that development occur adjacent to built up areas to promote efficient land use patterns and compatibility with the existing built form, with the water resource and natural environment policies, the issues raised in various submission submitted by residents and at the neighbourhood meeting. He stated concern has been expressed that the parcel should be public ownership; however there is an abundance of public and institutional land directly abutting the property. He believes there is little justification in spending public money to acquire this parcel of land. He stated the original draft plan for this parcel began in the 1960's with two plans registered and a 9.6% parkland dedication. No work was done on the parcel until 2004 when a meeting was held with the LoEllen Park Ratepayers Association when the remainder of the development was discussed. The first conceptual site plan was then brought forward as condominium ownership, to be made up of single residential, semi-detached, townhouses and apartments. Applications for rezoning and condominium approval were submitted in December 2005. He stated during this time six meetings took place with the neighbourhood residents or their representatives with a number of revised plans being prepared, with the final plan dated March 2006. That proposal was for 265 units of single residential, semi-detached, townhouses and apartments, all as condominium ownership and additional green space dedication. The neighbourhood was not in favour of the proposed development and felt that only single detached dwellings were appropriate for the neighbourhood. They also felt any development on the property was premature until the sanitary sewer rock tunnel was complete.

Mr. Potvin stated work began in 2011 on a subdivision proposal of 15 single detached lots. A neighbourhood meeting was held with the following items as the main issues: no development on the site; no development in the Bennett Lake watershed; property should be dedicated to the City; only road access to the lands is from Regent Street; continued access to the trails; and traffic and road conditions. He believes the majority present at the meeting indicated they did not want anything other than single detached dwellings on the remainder of the site. He stated a conceptual plan has been developed for the balance of the site as requested by Planning Services, including the Hunter Street extension, pedestrian access corridors through the site leading to the University and future green space dedication. He stated the residents have developed trails throughout the property and have requested preserving the access through these lands. The current application recognizes and includes trail linkages; that should be placed on public property.

PUBLIC HEARINGS (CONT'D)

APPLICATIONS FOR REZONING AND PLAN OF SUBDIVISION IN ORDER TO PERMIT THE DEVELOPMENT OF 15 SINGLE DETACHED DWELLINGS, FAIRLANE DRIVE, SUDBURY - DALRON CONSTRUCTION LIMITED (CONT'D)

Regarding the watershed, Mr. Potvin stated a portion of the subdivision application lies within the Bennett Lake watershed and therefore drains into Bennett Lake, with the balance of the lands in the Lake Nepahwin watershed. The preliminary stormwater management plan has been designed to re-direct the drainage west towards the Nepahwin watershed. Drainage from the roads and driveways will drain to the west with only the rear yards draining towards Bennett Lake. He stated there are no policies in the Official Plan that would suggest that development is not permitted in the Bennett Lake watershed. Regarding the greenbelt, he stated future greenbelt dedication is shown on the application. The properties are not being developed to the waterline, but are 48 metres from the water's edge. The entire shoreline of Bennett Lake and trail accesses will be transferred into public ownership at no cost to the City. Regarding the infrastructure, he stated the fire flow will be upgraded to City standards which will improve the fire flows for the existing neighbourhood. He believes the current proposed development will not have a significant impact on the surrounding road network.

Philippa Spoel, area resident, stated she is speaking on behalf of the Friends of Bennett Lake and LoEllen Parks Residents Association. She reviewed the importance of citizen engagement in the planning process, the Ministry of Municipal Affairs and Housing's Guide to Land Use Planning and highlighted three principles from the Greater Sudbury's Official Plan: 1.3.1 A Healthy Community, 1.3.3 Sustainable Development and 1.3.4 Focus on Opportunities. The key issues and concerns of the group are the Bennett Lake watershed and wetlands, healthy living, infrastructure and ensuring community engagement. The unique Bennett Lake Watershed should be protected and access to the trails preserved for all city resident to the Laurentian University trails. Development should not be allowed that will further tax substandard infrastructure including roads, intersection and storm sewers. Impact studies should be completed as required in the Official Plan.

Gregory Dalton, area resident, stated he is speaking on behalf of the Friends of Bennett Lake. He believes the hiking trails are used by people across the City year round. He stated there should be no roads or structures developed in the watershed and in an area where there are threatened species, this area has whippoorwills, which are endangered. He reviewed the Official Plan policies around development in a watershed, protecting land of threatened species and trails. He believes a traffic impact study should be completed prior to the development proceeding.

PUBLIC HEARINGS (CONT'D)

APPLICATIONS FOR REZONING AND PLAN OF SUBDIVISION IN ORDER TO PERMIT THE DEVELOPMENT OF 15 SINGLE DETACHED DWELLINGS, FAIRLANE DRIVE, SUDBURY - DALRON CONSTRUCTION LIMITED (CONT'D)

Dr. Raymond Jacques, area resident, stated he feels an important point of the Official Plan was missed in the staff report regarding the environment and the wildlife habitat corridor due to the wetlands. He is concerned of blue/green algae being introduced into the area lakes. He stated the phosphorous levels are in the middle of acceptable levels and is concerned this development will increase the levels and the removal of trees and vegetation due to blasting. He feels the rerouting of the trails will make them unusable. He is concerned that Loach's Road is too narrow and has too many sight line issues for the additional traffic. He believes the City should purchase the property and dedicate it for parkland uses.

Henry Rutkowski, area resident, stated he is concerned about the infrastructure as the roads are substandard and the natural drainage being cut-off by the building of buffers. He stated his property is at the lowest point of the area and as a result has had to raise his driveway eight inches to get the proper grade for drainage. He is concerned due to the grades of the roads in the area; the increased drainage from the development that will cause dangerous driving conditions and insufficient fire flow. He believes this area is lacking in City services.

Sylvie Gainer, area resident, stated that as the watermains and storm sewers are being updated sidewalks and curbs should be included. She is concerned about possible water backup onto her property due to the development. She stated she is not against the development, but wants all infrastructure upgraded.

Wanda Eurich, city resident, stated the Committee rejected the Howey Drive development due to the impact on the aged infrastructure as well as water and environmental impact concerns and believes these concerns should be paramount to all development.

Jim Christison, area resident, stated there have been issues with sewer back-ups on Kristi Court in the past. He is concerned there will be more due to the development, and the value of the affected properties will decrease.

Dr. Gary Bota, area resident, believes he has been able to recruit physicians to the City due to the unique trails of this area and he is not prepared to accept the loss of these trails. He requested regular monitoring of lake quality to ensure no blooms enter the water system and there is no rise in the phosphorus levels.

Bill McLeod, area resident stated he is concerned about the process followed for notification and the loss of trails. They are used by a number of area residents. He also feels the watershed needs to be protected.

PUBLIC HEARINGS (CONT'D)

APPLICATIONS FOR REZONING AND PLAN OF SUBDIVISION IN ORDER TO PERMIT THE DEVELOPMENT OF 15 SINGLE DETACHED DWELLINGS, FAIRLANE DRIVE, SUDBURY - DALRON CONSTRUCTION LIMITED (CONT'D)

Jasiu Mrozewski, area resident, stated he objects to the development as he feels the safety of the existing residents is at risk as the neighbourhood is not designed to handle additional traffic and there are dangerous site line issues. He is concerned about property damage from drainage issues. He believes the water will flow into the existing properties as the current outlets are not sufficient to handle the current water flow and sees potential for the creation of long term problems.

Laura Gainer, area resident, stated there are current dangerous road conditions that need to be considered before adding additional traffic. She stated she is concerned about continued flooding of the existing properties.

Anna Barnett, area resident, stated she uses the trails throughout the year and is concerned about the access point to the trails being unusable because it is swamp like land. She is concerned that the drainage plan has significantly changed.

Sharon Day, area resident, stated the roads were built narrow to reduce the speed of traffic, however this is now causing safety issues for the children walking to school and school bus drop off and pick up. She is concerned about additional sewer back up as she is aware of two properties that have experienced back-up since the completion of the rock tunnel. She stated she is not against future development but has great concerns about the ability of Loach's Road to handle the added traffic.

Herb Sauvé, city resident, stated he has concerns about being able to continue to use the trails. He suggested Dalron build the development further south and save Bennett Lake and the trails. He feels building should not be allowed past the watershed line. He is concerned about the future dedication of parkland and suggested the parkland be donated now.

Stuart Gibbins, area resident, stated the Green Space Advisory Panel identified a list of high risk properties that should be protected and conserved by the City. This property was in the top three. He feels that when the new properties are sold, the owners will push their property lines to be closer to the lakeshore.

Councillor Caldarelli, Ward Councillor, stated discussions have been held regarding a variety of issues including roads, sidewalks, sight lines and green space. She stated the land has been designated Future Development and the concept of environmental preservation is not the same now as was in the 1960's. She stated the lake could be easily destroyed and what is good for the City and the residents has to be considered. She requested the Committee consider the impact the development will have on the trails and Bennett Lake. She submitted a petition of objection signed by approximately 298 area residents.

PUBLIC HEARINGS (CONT'D)

APPLICATIONS FOR REZONING AND PLAN OF SUBDIVISION IN ORDER TO PERMIT THE DEVELOPMENT OF 15 SINGLE DETACHED DWELLINGS, FAIRLANE DRIVE, SUDBURY - DALRON CONSTRUCTION LIMITED (CONT'D)

Mr. Potvin stated the staff report deals with a number of issues raised. The trails are in existence on private property, are extensively used by the residents and should be moved to public property. The goal of the Official Plan is to recognize the links to the trails, which will be completed on public lands. He does not believe the whippoorwills are at risk due to this development. The concept plan shows all the major concepts of the development, including trail dedication, roads and pedestrian linkages. He stated the wildlife corridor is not through this parcel of land but to the north east end of Bennett Lake. The storm water management and drainage plan is being worked on and the rate of post-development flows will not exceed the rate of pre-development flows. He stated the property is designated as living space.

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 recommendations were presented:

PL2012-101 Rivest/Craig: THAT the City of Greater Sudbury approve the application by Dalron Construction Limited to amend the Zoning By-law 2010-100Z to change the zoning classification from "FD", Future Development to "R1-5", Low Density Residential One in order to permit 15 single detached dwellings on those lands described as Part of PIN 73593-0389, Part of Parcel 15951 S.E.S., Lot 4 Concession 1, Township of McKim, Sudbury.

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

YEAS: Councillors Dutrisac, Belli, Craig, Kilgour

NAYS: Councillor Rivest

CARRIED

PL2012-102 Craig/Rivest: THAT the City of Greater Sudbury Council's delegated official be directed to issue the draft approval for the subject plan of subdivision not sooner than 14 days following the date of the public meeting in accordance with the requirements of Section 51 (20) of the Planning Act, and subject to the following conditions:

PUBLIC HEARINGS (CONT'D)

APPLICATIONS FOR REZONING AND PLAN OF SUBDIVISION IN ORDER TO PERMIT THE DEVELOPMENT OF 15 SINGLE DETACHED DWELLINGS, FAIRLANE DRIVE, SUDBURY - DALRON CONSTRUCTION LIMITED (CONT'D)

1. That this draft approval applies to the draft plan of subdivision of Part of PIN 73593-0389, Part of Parcel 15951 SES, Lot 4 Concession 1, Township of McKim as shown on a plan of subdivision prepared by R.V. Anderson Associates Limited and dated October 2011.
2. That prior to the signing of the final plan, the Planning Services Division shall be advised by the Ontario Land Surveyor responsible for preparation of the final plan, that the lot areas, frontages and depths appearing on the final plan do not violate the requirements of the Restricted Area By-laws of the Municipality in effect at the time such plan is presented for approval.
3. That the subdivision agreement be registered by the Municipality against the land to which it applies, prior to any encumbrances.
4. That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority.
5. That the owner agrees in writing to satisfy all the requirements, financial and otherwise, of the City of Greater Sudbury, concerning the provision of roads, walkways, street lighting, sanitary sewers, watermains, storm sewers and surface drainage facilities.
6. That the subdivision agreement contain provisions whereby the owner agrees that all the requirements of the subdivision agreement including installation of required services be completed within 3 years after registration.
7. Draft approval does not guarantee an allocation of sewer or water capacity. Prior to the signing of the final plan, the Director of Planning is to be advised by the General Manager of Infrastructure Services, that sufficient sewage treatment capacity and water capacity exists to service the development.
8. That this draft approval shall lapse 3 years from date of draft plan approval.
9. The final plan shall be integrated with the City of Greater Sudbury Control Network to the satisfaction of the Coordinator of the Surveying and Mapping Services. The survey shall be referenced to NAD83(CSRS) with grid coordinates expressed in UTM Zone 17 projection and connected to two (2) nearby City of Greater Sudbury Control Network monuments. The survey plan must be submitted in an AutoCAD compatible digital format. The submission shall be the final plan in content, form and format and properly geo-referenced.

PUBLIC HEARINGS (CONT'D)

APPLICATIONS FOR REZONING AND PLAN OF SUBDIVISION IN ORDER TO PERMIT THE DEVELOPMENT OF 15 SINGLE DETACHED DWELLINGS, FAIRLANE DRIVE, SUDBURY - DALRON CONSTRUCTION LIMITED (CONT'D)

10. Prior to the submission of servicing plans, the owner shall, to the satisfaction of the Director of Planning Services, provide an updated geotechnical report prepared, signed, sealed, and dated by a geotechnical engineer licensed in the Province of Ontario. Said report shall, as a minimum, provide factual information on the soils and groundwater conditions within the proposed development. Also, the report should include design information and recommend construction procedures for any proposed storm and sanitary sewers, stormwater management facilities, watermains, roads to a 20 year design life, the mass filling of land, surface drainage works, erosion control, slope stability, slope treatment and building foundations. Included in this report must be details regarding the removal of substandard soils (if any) and placement of engineered fill (if required) for the construction of homes. Also, the report must include an analysis illustrating how the groundwater table will be lowered to a level that will not cause problems to adjacent boundary housing and will, in conjunction with the subdivision grading plan, show that basements of new homes will not require extensive foundation drainage pumping. The geotechnical information on building foundations shall be to the satisfaction of the Chief Building Official and Director of Planning Services.
11. All streets will be constructed to an urban standard, including the required curbs and gutters.
12. The owner shall provide a detailed lot grading plan prepared, signed, sealed, and dated by a professional civil engineer with a valid certificate of authorization for the proposed lots as part of the submission of servicing plans. This plan must show finished grades around new houses, retaining walls, sideyards, swales, slopes and lot corners. The plan must show sufficient grades on boundary properties to mesh the lot grading of the new site to existing properties and show the stormwater overland flow path.
13. The owner agrees to provide the required soils report, water, sanitary sewer and lot grading master planning reports and plans to the Director of Planning Services prior to the submission of servicing plans for any phase of the subdivision.
14. The owner shall develop a siltation control plan for the subdivision construction period to the satisfaction of the Director of Planning Services, Nickel District Conservation Authority and the Department of Fisheries and Oceans.
15. Any streetlights required for this subdivision will be designed and constructed by Greater Sudbury Hydro Plus Inc. at the cost of the owner.

PUBLIC HEARINGS (CONT'D)

APPLICATIONS FOR REZONING AND PLAN OF SUBDIVISION IN ORDER TO PERMIT THE DEVELOPMENT OF 15 SINGLE DETACHED DWELLINGS, FAIRLANE DRIVE, SUDBURY - DALRON CONSTRUCTION LIMITED (CONT'D)

16. As part of the submission of servicing plans, the owner shall have rear yard slope treatments designed by a geotechnical engineer licensed in the Province of Ontario incorporated in to the lot grading plans if noted as required at locations required by the Director of Planning Services. Suitable provisions shall be incorporated into the Subdivision Agreement to ensure that the treatment is undertaken to the satisfaction of the Director of Planning Services.
17. The owner shall provide a utilities servicing plan showing the location of all utilities including City services, Greater Sudbury Hydro Plus or Hydro One, Bell, Union Gas, Canada Post, Vianet and Eastlink (where applicable). This plan must be to the satisfaction of the Director of Planning Services and must be provided prior to construction for any individual phase.
18. The owner shall provide proof of sufficient fire flow in conjunction with the submission of construction drawings for each phase of construction. All costs associated with upgrading the existing distribution system to service this subdivision will be borne totally by the owner.
19. The owner shall provide proof of sufficient sanitary sewer capacity in conjunction with the submission of construction drawings for each phase of construction. All costs associated with upgrading the existing collection system and/or sewage lift stations to service this subdivision will be borne totally by the owner.
20. The regional storm overland flow route for the subject property shall be clearly delineated on the stormwater management and subdivision grading plans.
21. Prior to the submission of servicing plans, the owner shall have a stormwater management report and plan prepared, signed, sealed, and dated by a professional engineer with a valid certificate of authorization. Said report shall establish how the quantity and quality of stormwater will be managed for the subdivision development and assess the impact of stormwater runoff from this developed subdivision on abutting lands, on the downstream storm sewer outlet systems and on downstream water courses. The report shall deal with the control of both the 1:5 year, 1:100 year, and Regional Storm events, so as to limit the volume of flow generated on the site to pre-development levels. The owner shall be required to submit a comprehensive drainage plan of the subject property, and any upstream areas draining through the subdivision. The Regional Storm flow path is to be set out on the plan(s). The civil engineering consultant shall meet with the Development Approvals Section prior to commencing the stormwater management report.

PUBLIC HEARINGS (CONT'D)

APPLICATIONS FOR REZONING AND PLAN OF SUBDIVISION IN ORDER TO PERMIT THE DEVELOPMENT OF 15 SINGLE DETACHED DWELLINGS, FAIRLANE DRIVE, SUDBURY - DALRON CONSTRUCTION LIMITED (CONT'D)

22. A landscape plan shall be required. The plans will include the following:
 - a. A description of how natural vegetation is being retained as much as possible;
 - b. The identification of trees and stands to be retained;
 - c. Measures to protect trees to be retained during and after construction;
 - d. A description of vegetation and trees to be removed and replacement strategy and measures;
 - e. A detailed planting plan to illustrate proposed replacement strategy and measures for lost vegetation, including trees; and,
 - f. The use of native species wherever possible.

23. The rezoning of the property shall require a subdivision agreement and during that process, based on anticipated quantities of removal of rock through blasting, the following conditions will be imposed:
 - a. The developer will be required to provide a geotechnical report on how the work related to blasting shall be undertaken safely to protect adjoining structures and other infrastructure. The geotechnical report shall be undertaken by a blasting consultant defined as a professional engineer licensed in the Province of Ontario with a minimum of five (5) years experience related to blasting.
 - b. The blasting consultant shall be retained by the developer and shall be independent of the contractor and any subcontractor doing blasting work. The blasting consultant shall be required to complete specified monitoring recommended in his report of vibration levels and provide a report detailing those recorded vibration levels. Copies of the recorded ground vibration documents shall be provided to the contractor and contract administration weekly or upon request for this specific project.
 - c. The geotechnical report will provide recommendations and specifications on the following activity as a minimum but not limited to:
 - Pre-blast survey of surface structures and infrastructure within affected area
 - Trial blast activities
 - Procedures during blasting
 - Procedures for addressing blasting damage complaints

PUBLIC HEARINGS (CONT'D)

APPLICATIONS FOR REZONING AND PLAN OF SUBDIVISION IN ORDER TO PERMIT THE DEVELOPMENT OF 15 SINGLE DETACHED DWELLINGS, FAIRLANE DRIVE, SUDBURY - DALRON CONSTRUCTION LIMITED (CONT'D)

- Blast notification mechanism to adjoining residences
 - Structural stability of exposed rock faces
- d. The above report shall be submitted for review to the satisfaction of the Chief Building Official prior to the commencement of any removal of rock by blasting.
- e. Should the developer's schedule require to commence blasting and rock removal prior to the site plan agreement having been signed, a site alteration permit shall be required under the City of Greater Sudbury's By-law #2009-170 and shall require a similar geotechnical report as a minimum prior to its issuance.
24. That a restriction on the transfer of Block 16 shall be registered on the title and the owner shall agree to transfer Block 16 to the City of Greater Sudbury upon demand.
25. The owner shall agree to install a fence along the limits of Block 16 prior to the occupancy of dwellings on lots 7 and 8 and develop a path in Block 16 all to the satisfaction of the Director of Leisure Services.
26. a. The owner shall complete to the satisfaction of the Director of Planning Services of the City of Greater Sudbury and Canada Post:
- i. Include on all offers of purchase and sale, a statement that advises the prospective purchaser:
 - ii. That the home/business mail delivery will be from a designated Centralized Mail Box; and,
 - iii. That the owner be responsible for officially notifying the purchasers of the Centralized Mail Box locations prior to the closing of any home sales.
- 26 b. The owner further agrees to:
- i. Work with Canada Post to determine and provide temporary suitable Centralized Mail Box locations, which may be utilized by Canada Post until the curbs, boulevards and sidewalks are in place in the remainder of the subdivision;
 - ii. Install a concrete pad in accordance with the requirements of, and in locations to be approved by, Canada Post to facilitate the placement of Community Mail Boxes; and,

PUBLIC HEARINGS (CONT'D)

APPLICATIONS FOR REZONING AND PLAN OF SUBDIVISION IN ORDER TO PERMIT THE DEVELOPMENT OF 15 SINGLE DETACHED DWELLINGS, FAIRLANE DRIVE, SUDBURY - DALRON CONSTRUCTION LIMITED (CONT'D)

iii. Identify the pad above on the engineering servicing drawings. The pad is to be poured at the time of the sidewalk and/or curb installation within each phase of the plan of subdivision.

26 c. The owner is required to determine the location of all centralized mail facilities in cooperation with Canada Post and to post the location of these sites on appropriate maps, information boards and plans.

YEAS: Councillors Dutrisac, Belli, Craig, Kilgour

NAYS: Councillor Rivest

CARRIED

Adjournment

Craig/Belli : That we do now adjourn.
Time: 10:47 p.m.

CARRIED

COUNCILLOR DAVE KILGOUR, CHAIR

LISA OLDRIDGE, DEPUTY CITY CLERK