

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

**Council Chamber  
Tom Davies Square**

**Monday, March 30, 2015  
Commencement: 4:30 p.m.**

**COUNCILLOR LYNNE REYNOLDS IN THE CHAIR**

Present Councillors Dutrisac, McIntosh, Cormier, Reynolds, Landry-Altmann

Staff Paul Baskcomb, Acting General Manager of Growth & Development; Mark Simeoni, Acting Director of Planning Services; Keith Forrester, Real Estate Coordinator; Vasu Balakrishnan, Senior Auditor; Tanya Thompson, Deputy City Clerk

Declarations of Pecuniary Interest None declared.

Closed Session PL2015-41 McIntosh/Landry-Altmann: That the Planning Committee meet in closed session to deal with two (2) proposed or pending acquisition or disposition of land matters;

- Surplus School Board Land, Notre Dame Avenue, Hanmer
- Surplus School Board Land, Bancroft Drive, Sudbury; and

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

**CARRIED**

Recess At 4:37 p.m., the Planning Committee recessed.

Reconvene At 5:30 p.m., the Planning Committee commenced the Open Session in the Council Chamber.

**COUNCILLOR FERN CORMIER IN THE CHAIR**

Present Councillors Dutrisac, McIntosh, Cormier, Reynolds, Landry-Altmann

Staff Paul Baskcomb, Acting General Manager of Growth & Development; Mark Simeoni, Acting Director of Planning Services; Eric Taylor, Manager of Development Approvals; Robert Webb, Supervisor of Development Engineering; Alex Singbush, Senior Planner; Glen Ferguson, Senior Planner; Mauro Manzon, Senior Planner; Guido Mazza, Director of Building Services, Chief Building Officer; Tanya Thompson, Deputy City Clerk; Jody Lamarche, Audio Visual Operator; Lisa Locken, Committee Assistant

Declaration of  
Pecuniary Interest  
and the General  
Nature Thereof

None Declared

### **MATTERS ARISING FROM THE CLOSED SESSION**

Rise and Report                      Councillor Reynolds reported the Committee met in closed session to deal with two (2) proposed or pending acquisition or disposition of land matters and the following recommendation emanated therefrom:

Surplus School  
Board Land—Notre  
Dame Avenue,  
Hanmer                      PL2015-42 Landry-Altmann/ McIntosh: THAT the City of Greater Sudbury advise the Sudbury Catholic District School Board that the municipality is not interested in purchasing the Board's vacant land on Notre Dame Avenue, Hanmer, legally described as PIN 73508-0418(LT), City of Greater Sudbury.

**CARRIED**

Surplus School  
Board Land—  
Bancroft Drive,  
Sudbury                      PL2015-43 Cormier/Landry-Altmann: THAT the City of Greater Sudbury advise the Sudbury Catholic District School Board that the municipality is not interested in purchasing the southerly 1.6 acres of the Board's vacant land on Bancroft Drive, Sudbury, legally described as part of PIN 73578-0194(LT), City of Greater Sudbury.

**CARRIED**

### **PUBLIC HEARINGS**

#### **APPLICATION FOR REZONING IN ORDER TO PERMIT A LOT ADDITION, 197 BROOKSIDE ROAD, CHELMSFORD – VICTOR DUBOIS**

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

Report dated March 17, 2015 from the Acting General Manager of Growth & Development regarding Application for rezoning in order to permit a lot addition, 197 Brookside Road, Chelmsford – Victor Dubois.

Dave Dorland, D.S. Dorland Ltd., agent of the applicant, was present.

Alex Singbush, Senior Planner, outlined the application to the Committee.

Alex Singbush, Senior Planner, stated there is an easement on the parcel of land that is to be retained and it is to provide access to the garage on Brookside Road.

Mr. Dorland stated he would like City staff to revisit the fees charged for minor rezoning applications.

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

**PUBLIC HEARINGS (Cont'd)**

**APPLICATION FOR REZONING IN ORDER TO PERMIT A LOT ADDITION, 197 BROOKSIDE ROAD, CHELMSFORD – VICTOR DUBOIS (Cont'd)**

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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:

PL2015-44 Reynolds/McIntosh: THAT the City of Greater Sudbury approves the application by Victor Dubois to amend Zoning By-law 2010-100Z by changing the zoning classification from "R2-2", Low Density Residential Two to "R1-5", Low Density Residential One on those lands described as Part of PIN 73349-1233, Parcel 15482 S.W.S., Lot 95, Plan M-436, Lot 3, Concession 3, Township of Balfour subject to the following condition:

1. That prior to the enactment of the amending by-law the applicant shall provide the Planning Services Section with a copy of a registered survey of the lands to be rezoned in order to enable the preparation of the amending by-law.

**YEAS: Councillors Dutrisac, McIntosh, Reynolds, Landry-Altmann, Cormier**  
**CARRIED**

**APPLICATION FOR REZONING IN ORDER TO PERMIT A LIMITED RANGE OF COMMERCIAL USES IN AN EXISTING OFFICE BUILDING ZONED I(26), INSTITUTIONAL SPECIAL, 584 CLINTON AVENUE - LIUNA LOCAL 493 PROPERTY CORPORATION**

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

Report dated March 17, 2015 from the Acting General Manager of Growth and Development regarding an application for rezoning in order to permit a limited range of commercial uses in an existing office building zoned I(26), Institutional Special, 584 Clinton Avenue - LIUNA Local 493 Property Corporation.

Mike Ryan and Cliff Ryan, the applicants, were present.

Claude Charbonneau and Julie Jacques, area residents, were present.

Letter of concerns from area residents, Claude Charbonneau, Jamy McKenzie and John Linley were distributed.

Mauro Manzon, Senior Planner, outlined the application to the Committee.

**PUBLIC HEARINGS (Cont'd)**

**APPLICATION FOR REZONING IN ORDER TO PERMIT A LIMITED RANGE OF COMMERCIAL USES IN AN EXISTING OFFICE BUILDING ZONED I(26), INSTITUTIONAL SPECIAL, 584 CLINTON AVENUE - LIUNA LOCAL 493 PROPERTY CORPORATION (Cont'd)**

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Mr. Mike Ryan stated the only complaints that they have received were in regards to the parking, however they do not believe the vehicles were from their location. He informed that a monthly meeting is held at 7 p.m., every third Wednesday evening in which approximately twenty-five members attend and they park in the lot at the back of the building. He stated that they have communicated with the business next door, Abundant Life Healing Centre and have made an arrangement where they provide us with excess overflow parking if we plow their driveway. He also stated that they invited the neighbourhood to a community meeting to discuss the parking concerns.

Councillor Landry-Altmann stated that the ward councillor should have been invited to the community meeting.

Mr. Mike Ryan stated they would like to add additional uses to the zoning for their property in order to lease to other businesses, including a public utility. He advised that the LIUNA Local 493 Property Corporation is a construction union with approximately eight hundred members, including three hundred and fifty in Sudbury. He informed that when they hold special meetings that will have many members attending, they rent the Croatian Centre so they can accommodate everyone.

Mr. Charbonneau, area resident, stated LIUNA Local 493 Property Corporation purchased the building a few years ago. He stated there are a lot of elderly citizens attending the Abundant Life Healing Centre who park on the street or in front of the building in order to access it as it is too difficult for them to park in the back parking lot. He stated that there are cars parked on the street attending the property on other days of the week than Wednesdays. He also stated he is not happy with the parking arrangement that has been made with LIUNA and the Abundant Life Centre, he feels it is a liability issue and wonders what will happen to the parking if the Abundant Life Centre was no longer there. He advised that he was born and raised in this neighbourhood and does not want to see the area turned into the south end with regards to parking, and states that this is not helping the neighbourhood.

Ms. Jacques, area resident, stated her biggest concern is people parking on the street in front of her home. She also stated they park in front of the bike path which is dangerous and compromises the bike path for area children.

Mr. Linley, area resident, stated he is very concerned about the parking on the street. He stated that if LIUNA has eight hundred members, then twenty-five could show up however there is the potential for many more to attend and parking is going to be a problem based on those numbers. He stated he would like to see no parking allowed on Perrault Street, he is concerned for the young kids and his grandchildren with that type of flow of traffic coming down the street. He also stated he would like LIUNA Local 493 Property Corporation to consult with the neighbourhood before they rent to any tenants

**PUBLIC HEARINGS (Cont'd)**

**APPLICATION FOR REZONING IN ORDER TO PERMIT A LIMITED RANGE OF COMMERCIAL USES IN AN EXISTING OFFICE BUILDING ZONED I(26), INSTITUTIONAL SPECIAL, 584 CLINTON AVENUE - LIUNA LOCAL 493 PROPERTY CORPORATION (Cont'd)**

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so the neighbours can be informed which type of business they will be renting to. He does not want to see a business such as Solid Gold in his neighbourhood which is located beside a high school.

Mr. Mike Ryan stated that the majority of the parking issues are caused from the business across the street, Abundant Life Centre. He advised that they do not utilize their rear parking lot, even though it has a rear entrance into the building and continue to park on the street. He also stated that the Abundant Life Centre is more than welcome to use their parking spaces when not in use by our members. He informed that they will have one of their members provide traffic control on the street during their meetings, they do not want to upset the neighbours and are willing to do whatever they have to do to achieve this.

Rob Webb, Supervisor of Development Engineering, stated a test manhole is used to test for harmful substances in the sewer system. He advised the proponent must install these when they are ordered and the costs can range from \$2,000 to \$15,000 depending on what is needed.

Mr. Mike Ryan stated they lose parking spaces in the winter due to the snow. He also stated they have occasional training at the office involving ten to twelve people that park in the back parking lot.

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:

PL2015-45 McIntosh/Reynolds: THAT the City of Greater Sudbury approves the application by LIUNA Local 493 Property Corporation to amend Zoning By-law 2010-100Z by changing the zoning classification from "I(26)", Institutional Special to a revised "I(26)", Institutional Special on those lands described as PIN 02245-0113, Parcels 46902 & 45814 S.E.S., Lots 241 to 247, Plan M-60, Part 6, Plan 53R-9906 in Lot 4, Concession 4, Township of McKim, subject to the following conditions:

1. That the permitted uses in the I(26) zone be amended by adding offices, custom print or copy shop, personal service shop, veterinary clinic and scientific or medical laboratory; and,
2. That prior to the adoption of the amending by-law, the owner shall address the following condition to the satisfaction of the Director of Planning Services:

**PUBLIC HEARINGS (Cont'd)**

**APPLICATION FOR REZONING IN ORDER TO PERMIT A LIMITED RANGE OF COMMERCIAL USES IN AN EXISTING OFFICE BUILDING ZONED I(26), INSTITUTIONAL SPECIAL, 584 CLINTON AVENUE - LIUNA LOCAL 493 PROPERTY CORPORATION (Cont'd)**

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i) Install a Precast Test Maintenance Hole (GSSD-1001.030) or Maintenance Access Chamber (GSSD-1001.040) on the sanitary sewer service on the private property side of the property line.

**NAYS:** Councillor Landry-Altmann

**YEAS:** Councillors Dutrisac, McIntosh, Reynolds, Cormier

**CARRIED**

**Recess**

At 7:00 p.m., the Planning Committee recessed.

**Reconvene**

At 7:05 p.m., the Planning Committee reconvened in Council Chamber.

**APPLICATION FOR REZONING IN ORDER TO PERMIT AN APPROXIMATE 0.16 HA (0.39 ACRE) EXPANSION OF MAPLECREST CEMETERY ONTO ABUTTING AGGREGATE RESOURCE LANDS, 595 SIMMONS ROAD, DOWLING – CITY OF GREATER SUDBURY & BELANGER READY MIX LTD.**

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

Report dated March 17, 2015 was received from the Acting General Manager of Growth and Development regarding application for rezoning in order to permit an approximate 0.16 ha (0.39 acre) expansion of Maplecrest Cemetery onto abutting aggregate resource lands, 595 Simmons Road, Dowling – City of Greater Sudbury & Belanger Ready Mix Ltd.

Merek Lehto, Manager of Cemetery Services, was present

Mauro Manzon, Senior Planner, outlined the application to the Committee.

Merek Lehto, Manager of Cemetery Services, stated there are approximate ten years left until the Cemetery reaches capacity therefore it is a benefit to the City to extend the life to thirty years.

Mauro Manzon, Senior Planner, stated Belanger Ready Mix Ltd. will be giving up land to conduct a short term extraction of aggregate materials. He also stated twenty-five metres.

**PUBLIC HEARINGS (Cont'd)**

**APPLICATION FOR REZONING IN ORDER TO PERMIT AN APPROXIMATE 0.16 HA (0.39 ACRE) EXPANSION OF MAPLECREST CEMETERY ONTO ABUTTING AGGREGATE RESOURCE LANDS, 595 SIMMONS ROAD, DOWLING – CITY OF GREATER SUDBURY & BELANGER READY MIX LTD. (Cont'd)**

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Eric Taylor, Manager of Development Approvals, stated the Agreement of Purchase and Sale requires Belanger Ready Mix Ltd. to have the Ministry of Natural Resources amend the licence to reduce the buffer on the City lands and once all aggregate material has been removed, a portion of licence will be transferred to the City.

Merek Lehto, Manager of Cemetery Services, stated the Agreement of Purchase and Sale requires Belanger Ready Mix Ltd. to take care of the grading and the City will look after the grass. He also stated that the aggregate operation will not be visible from the site lines.

Eric Taylor, Manager of Development Approvals, stated that Belanger Ready Mix Ltd. would be required to restore the site to a three-to-one slope after the aggregate material was removed.

Merek Lehto, Manager of Cemetery Services, stated there is a higher elevation on the existing buffer and bringing the grade down will help with drainage. He also stated that site preparation is planned for this fall and planting is planned for spring 2016.

**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:

PL2015-46 McIntosh/Reynolds: THAT the City of Greater Sudbury approves the application by City of Greater Sudbury & Belanger Ready Mix Ltd. to amend Zoning By-law 2010-100Z by changing the zoning classification from "RU", Rural to "I(S)", Institutional Special on those lands described as PIN 73353-0249 & Part of PIN 73353-0250, Parcel 8828 S.W.S. and Part of Parcel 9145 S.W.S., in Lot 6, Concession 2, Township of Dowling, subject to the following conditions:

1. That Real Estate Services 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; and,
2. In addition to the uses permitted in the "I", Institutional zone, an aggregate extractive use shall also be permitted on westerly lands identified as a part on a registered survey plan. No accessory industrial use shall be permitted.

**YEAS: Councillors Dutrisac, McIntosh, Reynolds, Landry-Altmann, Cormier**

**CARRIED**

**APPLICATION FOR REZONING IN ORDER TO PERMIT A WAREHOUSE AND  
AUTOMOTIVE GLASS REPLACEMENT SHOP, 140, 142 & 146 EYRE STREET, SUDBURY -  
GILLES BOYER**

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

Report dated March 17, 2015 was received from the Acting General Manager of Growth and Development regarding application for Rezoning in order to permit a warehouse and automotive glass replacement shop, 140, 142 & 146 Eyre Street, Sudbury - Gilles Boyer.

Letter of concern from area resident, Malgorzata Niemczyk was distributed.

Gilles Boyer, the applicant, and Dave Dorland, D.S. Dorland Ltd., agent of the applicant, were present.

Ted Shaw and Chris Ellis, area residents, were present.

Glen Ferguson, Senior Planner, outlined the application to the Committee.

Glen Ferguson stated that seventeen parking spaces would be required based on two dwellings, a workshop and glass shop.

Mr. Dorland stated the original sketch proposed an office, however they thought the noise from the phone ringing may disturb the neighbours so they closed off the window of this office. He stated the waiting room is now a garage which provides additional parking. He stated they only require six (6) parking spaces since most of the building will be used as a warehouse and asked that the by-law limit the automotive portion of the building to 102 square metres which would then require four (4) spaces which they can accommodate inside the building. He stated the property, purchased in 2010, works as both a warehouse and an automotive glass replacement shop. He stated from 1953-2007 the property was used by a dry-cleaning plant. He stated he would like to put the

City's parking provisions into perspective, area businesses such as Pinto Convenience Store, Loughheed's Flower Shop and the Church at the corner of Albert Street and Eyre Street and have no parking. He stated most of Mr. Boyer's business is offsite and he has three crew providing mobile services. He also stated since moving into the area Mr. Boyer has improved the appearance of the building and installed fresh siding.

Mr. Boyer stated his business is currently located on Regent Street however he cannot continue to operate there due to environmental concerns as the property is owned by Shell Gas and there are gas tanks in front of the garage doors. He stated that his mobile crews take the trucks home at night and are only at the shop to pick up materials and most materials are picked up at warehouse on Lorne Street.

Mr. Dorland stated there are extra parking spaces on the entrance way which is twenty-two (22) feet wide and only seven (7) feet are required to access the back of the building.



**PUBLIC HEARINGS (Cont'd)**

**APPLICATION FOR REZONING IN ORDER TO PERMIT A WAREHOUSE AND  
AUTOMOTIVE GLASS REPLACEMENT SHOP, 140, 142 & 146 EYRE STREET, SUDBURY -  
GILLES BOYER (Cont'd)**

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Mr. Boyer stated that his business operates from 8 p.m. to 5 p.m., Monday to Friday, and all appointments are scheduled and they can accommodate three (3) vehicles per day. He stated that they have been in business for twenty (20) years at their previous location and have not received any complaints with landlord or neighbours. He stated that fifty (50) percent of his business is mobile and fifty (50) percent is completed in shop.

Glen Ferguson, Senior Planner, stated the site plan agreement with the previous owner has lapsed.

Eric Taylor, Manager of Development Approvals, stated the applicant previously applied for a site plan agreement and were approved however they did not sign the agreement or submit the deposits to enter into the agreement.

Mr. Boyer stated his business does not generate noise, odor or pollutants and the only chemicals they use are glass cleaner and soap for washing the cars. He also stated they do use primers when installing windshields however they are in very small spill proof containers. He informed that they do not use acetone or xylene when installing windshields and stated they have worked with four (4) parking spots at the previous location and they were limited for space but it worked well.

Mr. Shaw, area resident, stated that he has lived in the neighbourhood since 2004 and owns rental properties in the area and has no concerns or issues with this application. He stated he only had one issue once with a tenant and Mr. Boyer solved it the same day and as for parking he does not have any concerns with parking. He also informed that since Mr. Boyer has moved into the neighbourhood he has improved street with landscaping

Mr. Ellis, area resident, stated he has no issues, concerns or complaints with the application.

**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:

PL2015-47 Cormier/Dutrisac: THAT the City of Greater Sudbury approves the application by Gilles Boyer to amend Zoning By-law 2010-100Z to change the zoning classification from "R2-2", Low Density Residential Two to "R2-2(S)", Low Density Residential Two Special on those lands described as PIN 73586-0460, Lots 49 & 50, Plan 8S, Lot 7, Concession 3, Township of McKim, subject to the following conditions:

**PUBLIC HEARINGS (Cont'd)**

**APPLICATION FOR REZONING IN ORDER TO PERMIT A WAREHOUSE AND  
AUTOMOTIVE GLASS REPLACEMENT SHOP, 140, 142 & 146 EYRE STREET, SUDBURY -  
GILLES BOYER**

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1. That the only permitted uses on the westerly 15.7 metre depth of Lot 49, Plan 8S and on the westerly 18 metre depth of Lot 50, Plan 8S shall be single-detached dwellings

and a driveway providing access to a permitted warehouse use and an automotive glass replacement shop;

2. That the only permitted use within the existing building located on the easterly portion of Lots 49 and 50, Plan 8S shall be warehousing, and an automotive glass replacement shop uses with a maximum service area of 102 metres squared plus accessory warehouse and office areas in the balance of the building;

3. That the number of parking spaces on Lots 49 and 50, Plan 8S shall be a total of three parking spaces;

4. That the existing buildings as located on the lot shall be permitted; and,

5. That the owner enters into a site plan agreement with the City and register the agreement on title prior to the passage of an amending by-law to the satisfaction of the Director of Planning Services.

**NAYS:** Councillors McIntosh, Landry-Altmann

**YEAS:** Councillors Dutrisac, Cormier, Reynolds

**CARRIED**

**CONSENT AGENDA**

The following recommendation was presented:

PL2015-48 Landry-Altmann/Dutrisac: THAT the City of Greater Sudbury approves Planning Committee Consent Agenda Item C1.

**CARRIED**

**ROUTINE MANAGEMENT REPORTS**

The following are the Consent Agenda Items.

Item C-1  
Consent for Road  
Closure and  
Declaration of  
Surplus Land -  
Frood Road,  
Sudbury

Report dated March 12, 2015 from the Acting General Manager of Growth & Development regarding Road Closure and Declaration of Surplus Land – Frood Road, Sudbury.

PL2015-49 Landry-Altmann/Dutrisac: THAT the City of Greater Sudbury Close by By-law, part of Frood Road, Sudbury, legally described as part of PIN 73601-0224(LT), being part of Parts 1, 2 and 3 on Plan

Item C-1  
Consent for Road  
Closure and  
Declaration of  
Surplus Land -  
Frood Road,  
Sudbury (Cont'd)

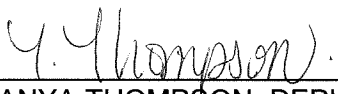
53R-19646, and declare surplus to the City's needs and transferred to the abutting owner pursuant to the procedures governing the sale of limited marketability surplus land as outlined in Property By-law 2008-174, all in accordance with the report from the Acting General Manager of Growth and Development dated March 11, 2015.

**CARRIED**

Adjournment

McIntosh/Dutrisac: THAT this meeting does now adjourn.  
Time: 8:54 p.m.

**CARRIED**

  
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TANYA THOMPSON, DEPUTY CITY CLERK