



PLANNING COMMITTEE AGENDA

Planning Committee Meeting
Monday, September 29, 2014
Tom Davies Square

COUNCILLOR DAVE KILGOUR, CHAIR

Frances Caldarelli, Vice-Chair

5:30 P.M. OPEN SESSION, COUNCIL CHAMBER

Council and Committee Meetings are accessible. For more information regarding accessibility, please call 3-1-1 or email clerks@greatersudbury.ca.

DECLARATIONS OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

MATTERS ARISING FROM THE "CLOSED SESSION"

At this point in the meeting, the Chair of the "Closed Session", Councillor Caldarelli, will rise and report the results of the "Closed Session". The Committee will then consider any recommendations.

PUBLIC HEARINGS

1. Report dated September 11, 2014 from the Acting General Manager of Growth & Development regarding Application to extend a temporary use by-law in order to permit a garden suite, 880 Gravel Drive, Hanmer – Robert Mills.
(RECOMMENDATION PREPARED) **8 - 13**

2. Report dated September 11, 2014 from the Acting General Manager of Growth & Development regarding Application to extend a temporary use by-law in order to permit a garden suite, 277 Linden Drive, Hanmer – Luc and Celine Legault.
(RECOMMENDATION PREPARED) **14 - 19**

3. Report dated September 12, 2014 from the Acting General Manager of Growth & Development regarding Application for rezoning in order to permit the development of a complex with office, hotel, bulk retail, warehouse, and commercial recreation centre uses. Kingsway, Sudbury - 1777222 Ontario Ltd. & 1777223 Ontario Ltd.
(RECOMMENDATION PREPARED) **20 - 30**

4. Report dated September 11, 2014 from the Acting General Manager of Growth & Development regarding Application for rezoning in order to add a Commercial Recreation Centre to the list of permitted uses, 1210 and 1212 Lasalle Boulevard, Sudbury - David Johannsson & Gerald Paquette.
(RECOMMENDATION PREPARED) **31 - 40**

CONSENT AGENDA

(For the purpose of convenience and for expediting meetings, matters of business of repetitive or routine nature are included in the Consent Agenda, and all such matters of business contained in the Consent Agenda are voted on collectively.

A particular matter of business may be singled out from the Consent Agenda for debate or for a separate vote upon the request of any Councillor. In the case of a separate vote, the excluded matter of business is severed from the Consent Agenda, and only the remaining matters of business contained in the Consent Agenda are voted on collectively.

Each and every matter of business contained in the Consent Agenda is recorded separately in the minutes of the meeting.)

ROUTINE MANAGEMENT REPORTS

- C-1. Report dated September 12, 2014 from the Acting General Manager of Growth & Development regarding Extension to draft plan of subdivision approval, Pondsview Subdivision, Pondsview Court, Sudbury - Dalron Construction Ltd. **41 - 54**
(RECOMMENDATION PREPARED)
- C-2. Report dated September 11, 2014 from the Acting General Manager of Growth & Development regarding Extension to Draft Plan of Subdivision Approval, Saddle Creek - Dalron Construction Ltd. **55 - 63**
(RECOMMENDATION PREPARED)
- C-3. Report dated September 11, 2014 from the Acting General Manager of Growth & Development regarding Proposed Telecommunications Tower, Bell Mobility, PIN 73511-0002, Parcel 12267, Part Summer Resort Location 64 Plan M-137, Township of MacLennan, City of Greater Sudbury. **64 - 71**
(RECOMMENDATION PREPARED)
- C-4. Report dated September 11, 2014 from the Acting General Manager of Growth & Development regarding Proposed Telecommunications Tower, Bell Mobility, PIN 73521-0407, Part Lot 11, Concession 1, Norman Township, City of Greater Sudbury - 31 Frank Street, Capreol. **72 - 84**
(RECOMMENDATION PREPARED)

ADDENDUM

CIVIC PETITIONS

QUESTIONS PERIOD AND ANNOUNCEMENTS

NOTICES OF MOTION

ADJOURNMENT

TANYA THOMPSON, DEPUTY CITY CLERK
LIZ COLLIN, COMMITTEE ASSISTANT

COMITÉ DE PLANIFICATION ORDRE DU JOUR

Réunion du Comité de planification
29 septembre 2014
Place Tom Davies

CONSEILLER DAVE KILGOUR, PRÉSIDENT(E)

Frances Caldarelli, Vice-président(e)

17H 30 SÉANCE PUBLIQUE, SALLE DE CONSEIL

Les réunions du Conseil municipal et des comités sont accessibles. Pour obtenir plus de renseignements au sujet de l'accessibilité, veuillez composer le 3-1-1 ou faire parvenir un courriel à l'adresse clerks@grandsudbury.ca.

DÉCLARATION D'INTÉRÊTS PÉCUNIAIRES ET LEUR NATURE GÉNÉRALES

QUESTIONS DÉCOULANT DE LA SÉANCE À HUIS CLOS

Le président de la séance à huis clos, le conseiller Caldarelli, se lève maintenant et en présente les résultats. Le Comité examine ensuite les recommandations.

AUDIENCES PUBLIQUES

- | | |
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| 1. Rapport directeur général intérimaire de la croissance et du développement, daté du 11 septembre 2014 portant sur Demande de prolongation d'une utilisation temporaire par règlement afin de permettre un pavillon-jardin, 880 rue Gravel, Hanmer - Robert Mills.
(RECOMMANDATION PRÉPARÉE) | 8 - 13 |
| 2. Rapport directeur général intérimaire de la croissance et du développement, daté du 11 septembre 2014 portant sur Demande de prolongation d'une utilisation temporaire par règlement afin de permettre un pavillon-jardin, 277 rue Linden, Hanmer - Luc et Celine Legault.
(RECOMMANDATION PRÉPARÉE) | 14 - 19 |
| 3. Rapport directeur général intérimaire de la croissance et du développement, daté du 12 septembre 2014 portant sur Demande de rezonage afin de permettre l'aménagement d'un complexe (bureau, hôtel, commerce de détail en vrac et centre de loisirs commercial), Kingsway, Sudbury - 1777222 Ontario Ltd. et 1777223 Ontario Ltd.
(RECOMMANDATION PRÉPARÉE) | 20 - 30 |
| 4. Rapport directeur général intérimaire de la croissance et du développement, daté du 11 septembre 2014 portant sur Demande de rezonage afin d'ajouter un centre de loisirs commercial à la liste des utilisations permises, 1210 et 1212, boulevard Lasalle, Sudbury - David Johannsson et Gerald Paquette.
(RECOMMANDATION PRÉPARÉE) | 31 - 40 |

Ordre du jour des résolutions

(Par souci de commodité et pour accélérer le déroulement des réunions, les questions d'affaires répétitives ou routinières sont incluses à l'ordre du jour des résolutions, et on vote collectivement pour toutes les questions de ce genre. À la demande d'une conseillère ou d'un conseiller, on pourra traiter isolément d'une question d'affaires de l'ordre du jour des résolutions par voie de débat ou par vote séparé. Dans le cas d'un vote séparé, la question d'affaires isolée est retirée de l'ordre du jour des résolutions ; on ne vote collectivement qu'au sujet des questions à l'ordre du jour des résolutions. Toutes les questions d'affaires à l'ordre du jour des résolutions sont inscrites séparément au procès-verbal de la réunion)

RAPPORTS DE GESTION COURANTS

- | | |
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| C-1. Rapport directeur général intérimaire de la croissance et du développement, daté du 12 septembre 2014 portant sur Prolongation de l'approbation de l'ébauche du plan de lotissement, lotissement Pondsview, croissant Pondsview, Sudbury - Dalron Construction Ltd.
(RECOMMANDATION PRÉPARÉE) | 41 - 54 |
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| C-2. Rapport directeur général intérimaire de la croissance et du développement, daté du 11 septembre 2014 portant sur Prolongation de l’approbation de l’ébauche du plan de lotissement, Saddle Creek - Dalron Construction Ltd.
(RECOMMANDATION PRÉPARÉE) | 55 - 63 |
| C-3. Rapport directeur général intérimaire de la croissance et du développement, daté du 11 septembre 2014 portant sur Tour proposé des télécommunications, Bell Mobilité, PIN 73511-0002, Colis 12267, partie Summer Resort Situation 64 plan M-137, canton de MacLennan, Ville du Grand Sudbury.
(RECOMMANDATION PRÉPARÉE) | 64 - 71 |
| C-4. Rapport directeur général intérimaire de la croissance et du développement, daté du 11 septembre 2014 portant sur Tour de télécommunication proposée, Bell Mobilité, NIP 73521-0407, partie du lot 11, concession 1, canton de Norman, Grand Sudbury – 31, rue Frank, tour Bell de Capreol.
(RECOMMANDATION PRÉPARÉE) | 72 - 84 |

ADDENDA

PÉTITIONS CIVIQUES

PÉRIODE DE QUESTIONS ET ANNONCES

AVIS DE MOTIONS

LEVÉE DE LA SÉANCE

TANYA THOMPSON, GREFFIÈRE MUNICIPALE ADJOINTE

LIZ COLLIN, ASSISTANTE DU COMITÉ

Presented To:	Planning Committee
Presented:	Monday, Sep 29, 2014
Report Date	Thursday, Sep 11, 2014
Type:	Public Hearings
File Number:	751-7/14-11

Request for Decision

Application to extend a temporary use by-law in order to permit a garden suite, 880 Gravel Drive, Hanmer – Robert Mills

Recommendation

THAT the City of Greater Sudbury approve the application by Robert Mills to amend Zoning By-law 2010-100Z with respect to lands described as PIN 73506-0088, Parcel 49299 S.E.S., Part 1, Plan 53R-12851, Lot 4, Concession 4, Township of Hanmer, in order to extend the use of a garden suite in accordance with Section 39.1(4) of the Planning Act for a temporary period of three (3) years.

STAFF REPORT

Applicant:

Robert Mills

Location:

PIN 73506-0088, Parcel 49299 S.E.S., Part 1, Plan 53R-12851, Lot 4, Concession 4, Township of Hanmer (880 Gravel Drive, Hanmer)

Application:

To extend a temporary use by-law for a period of three (3) years pursuant to Section 39.1(4) of the Planning Act.

Proposal:

To continue the use of a garden suite that is located in the westerly interior side yard of the subject lands.

Official Plan Conformity:

The subject lands are designated Rural in the Official Plan for the City of Greater Sudbury. Garden suites are permitted within the Rural designation subject to the policies under Section 3.2 and 5.2.1 of the Official

Signed By

Report Prepared By

Alex Singbush
Senior Planner
Digitally Signed Sep 11, 14

Reviewed By

Eric Taylor
Manager of Development Approvals
Digitally Signed Sep 11, 14

Recommended by the Division

Mark Simeoni
Acting Director of Planning Services
Digitally Signed Sep 11, 14

Recommended by the Department

Paul Baskcomb
Acting General Manager of Growth & Development
Digitally Signed Sep 11, 14

Recommended by the C.A.O.

Doug Nadorozny
Chief Administrative Officer
Digitally Signed Sep 12, 14

Plan. Garden suites are permitted in accordance with the following policies:

1. A single garden suite is permitted accessory to an existing dwelling unit;
2. Services shall be connected to the service lines of the host dwelling unit;
3. Garden suites should form a good fit with the prevailing character of the surrounding area; and,
4. An agreement may be required between the applicant and the City addressing such issues as the installation, location, occupancy and removal of the structure.
5. A mobile home may be used as a garden suite if it is built on its own foundation and in accordance with the Ontario Building Code.
6. No garden suite should result in the creation of new residential lots within the Rural designation.

Conformity with the Official Plan is based on a review of the above noted considerations.

Site Description & Surrounding Land Uses:

The subject lands are located on the north side of Gravel Drive, east of Deschene Road in Hanmer. The lands presently contain a single detached dwelling, a garden suite located to the west of the primary dwelling, a detached garage, a barn and two sheds. The lands have a total lot area of approximately 1.21ha (3 acres) with approximately 96 m (315 ft.) frontage on Gravel Drive.

Rural residential development occurs along the Gravel Drive frontage, with rural lands extending beyond the residential dwellings.

Departmental & Agency Comments:

Building Services

No comments or concerns.

Development Engineering

This site is not presently serviced with municipal water or municipal sanitary sewer. We have no objection to the extension of a temporary use of a garden suite on the subject property.

Roads and Transportation Services

No concerns.

Neighbourhood Consultation:

The owner was advised of the City's policy recommending that applicants consult with their neighbours, ward councillor and key stakeholders to inform area residents on the application prior to the public hearing.

At the time of writing this report, no phone calls or written submissions objecting to the application have been received by the Planning Services Division.

Background:

In 1994 the first temporary use by-law was passed for this property which allowed the placement of the garden suite on the property. Extensions to the approval have been granted over time and the applicant is now seeking a further three year approval.

The most recent temporary use by-law which passed by Council included a lapsing date of November 10, 2014. Staff sent a letter to the owner on February 24, 2014 requesting information from the owner with respect to their intentions of continuing or discontinuing the garden suite use. The owners subsequently applied for an extension to the temporary garden suite use on June 27, 2014.

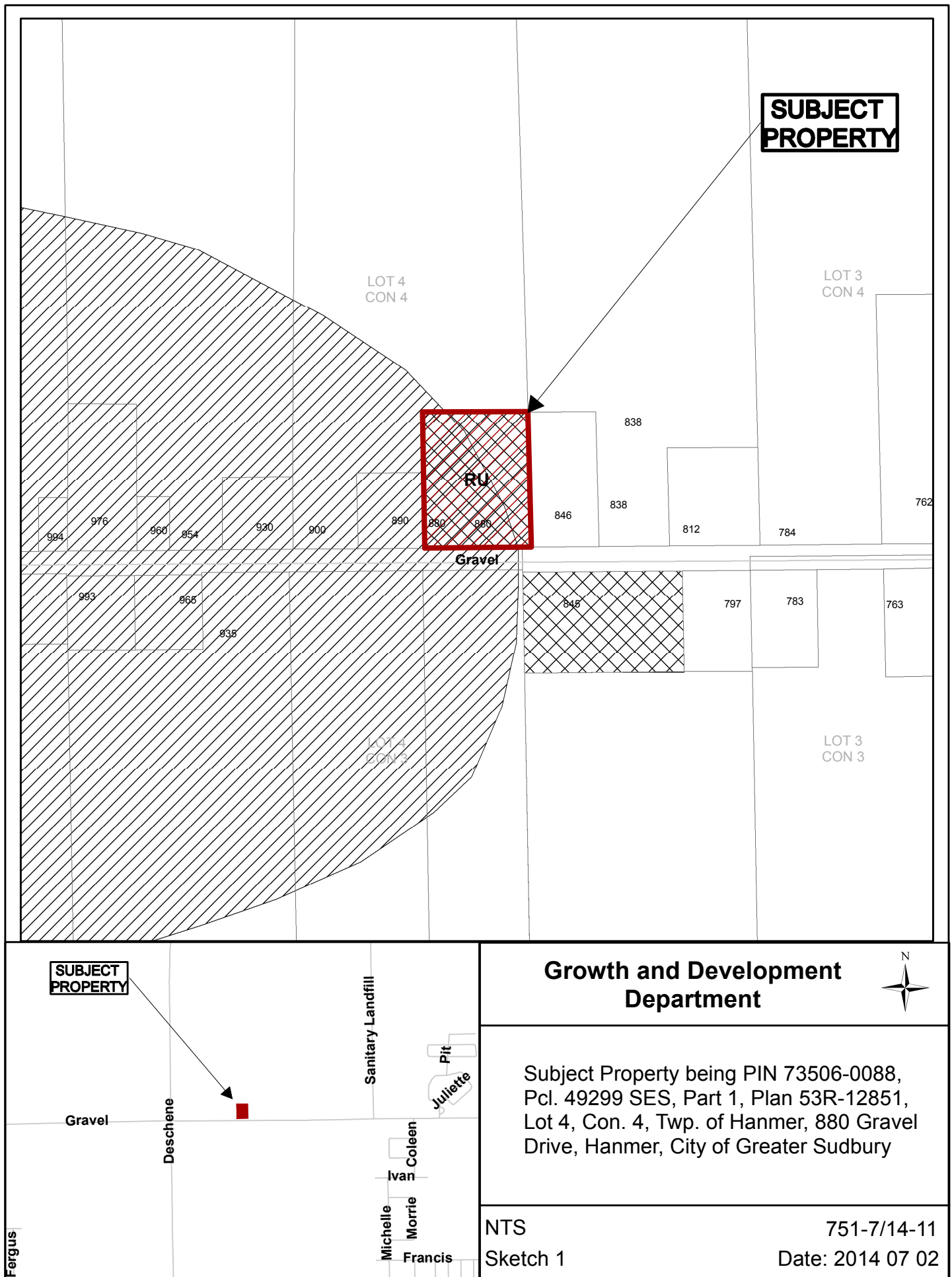
Under Section 39.1(4) of the current Planning Act, Council may only grant a maximum three year extension for temporary uses in the form of a garden suite.

Planning Considerations:

Staff has reviewed the extension request and can advise that the continued use of the garden suite would not present any land use planning concerns.

Staff would also note that it is the responsibility of the owners to contact the Development Approvals Section when the temporary use is no longer required. Under such circumstances, the temporary use by-law would be repealed and the garden suite must be removed. At the termination of the three year extension period, the owners may apply for another extension should they wish to continue utilizing the garden suite. The application should be submitted a minimum of four months prior to the lapsing date on the temporary use by-law.

Staff recommend that the application be approved and note that the T13 symbol in Table 12.1 – Temporary Uses under Part 12 of the Zoning By-law should be amended to reflect a three year extension with a new lapsing date of November 10, 2017.



3.037 ACRES

315'

420'

OLD LOG SHED
12'X20'

BARN
32'X32'

137'

ALL WASTE WATER
DISPOSAL TO CONFORM
BOARD OF HEALTH
SPECIFICATIONS

UTILITY SHED
9.5'X9.5'

PROPOSED
BUNGALOW
29'X42'

3.0 DRAIN

30'

43'

BUNGALOW
30'X32'

125'

43'

GRAVEL DRIVE



PHOTO 1 880 GRAVEL DRIVE, HANMER – PRIMARY DWELLING
ON THE SUBJECT LANDS VIEWED LOOKING NORTH
FROM GRAVEL DRIVE



PHOTO 2 GARDEN SUITE ON SUBJECT LANDS, LOCATED WEST
OF THE PRIMARY DWELLING, VIEWED LOOKING NORTH
FROM GRAVEL DRIVE

751-7/14-11 PHOTOGRAPHY AUG 22, 2014

Request for Decision

Application to extend a temporary use by-law in order to permit a garden suite, 277 Linden Drive, Hanmer – Luc and Celine Legault

Presented To:	Planning Committee
Presented:	Monday, Sep 29, 2014
Report Date	Thursday, Sep 11, 2014
Type:	Public Hearings
File Number:	751-7/14-10

Recommendation

THAT the City of Greater Sudbury approve the application by Luc and Celine Legault to amend Zoning By-law 2010-100Z with respect to lands described as PIN 73508-0094, Part 1, Plan 53R-15993, Parcel 51480, Lot 11, Concession 3, Township of Capreol, in order to extend the use of a garden suite in accordance with Section 39.1(4) of the Planning Act for a temporary period of three (3) years.

STAFF REPORT

Applicant:

Luc and Celine Legault

Location:

PIN 73508-0094, Part 1, Plan 53R-15993, Parcel 51480, Lot 11, Concession 3, Township of Capreol (277 Linden Drive, Hanmer)

Application:

To extend a temporary use by-law for a period of three (3) years pursuant to Section 39.1(4) of the Planning Act.

Proposal:

To continue the use of an approximate 91 m² (980 sq. ft.) garden suite that is located in the westerly interior side yard of the subject lands.

Official Plan Conformity:

The subject lands are designated Rural in the Official Plan for the City of Greater Sudbury. Garden suites are permitted within the Rural designation subject to the policies under Section 3.2 and 5.2.1 of the Official

Signed By

Report Prepared By

Alex Singbush
Senior Planner
Digitally Signed Sep 11, 14

Reviewed By

Eric Taylor
Manager of Development Approvals
Digitally Signed Sep 11, 14

Recommended by the Division

Mark Simeoni
Acting Director of Planning Services
Digitally Signed Sep 11, 14

Recommended by the Department

Paul Baskcomb
Acting General Manager of Growth & Development
Digitally Signed Sep 11, 14

Recommended by the C.A.O.

Doug Nadorozny
Chief Administrative Officer
Digitally Signed Sep 12, 14

Plan. Garden suites are permitted in accordance with the following policies:

1. A single garden suite is permitted accessory to an existing dwelling unit;
2. Services shall be connected to the service lines of the host dwelling unit;
3. Garden suites should form a good fit with the prevailing character of the surrounding area; and,
4. An agreement may be required between the applicant and the City addressing such issues as the installation, location, occupancy and removal of the structure.
5. A mobile home may be used as a garden suite if it is built on its own foundation and in accordance with the Ontario Building Code.
6. No garden suite should result in the creation of new residential lots within the Rural designation.

Conformity with the Official Plan is based on a review of the above noted considerations.

Site Description & Surrounding Land Uses:

The subject lands are located on the south side of Linden Drive, east of Notre Dame Avenue in Hanmer. The lands presently contain a single detached dwelling, a garden suite in the form of a mobile home, a detached garage, two sheds, and a number of other accessory structures. The lands have a total lot area of approximately 10.08 ha (24.9 acres) with approximately 111.6 m (366 ft.) frontage on Linden Drive.

The north side of Linden Drive is predominantly undeveloped with potential for future resource uses. The south side of Linden Drive is developed with rural residential uses.

Departmental & Agency Comments:

Building Services

Building Services has no objection to this application provided that the existing trailer is not altered nor relocated. Should the applicant choose to do so, a building permit will be required.

Development Engineering

This site is not presently serviced with municipal sanitary sewer but it is serviced with municipal water. We have no objection to the extension of a temporary use of the mobile home as a garden suite for a maximum period of three (3) years.

Infrastructure Services

Since the Garden Suite/Property (septic system/holding tank) is an existing threat, it is permitted but would be captured under Policy S1EF-SA. This means the property is subject to the Mandatory On-Site Sewage System Maintenance Inspection Program being administered by the SDHU. The homeowners will also receive Education and Outreach on proper septic system care from CGS.

Therefore, for the purposes of Source Protection, Water/Wastewater has no further comments or concerns with the continued use of the garden suite located at 277 Linden Drive as per application file # 751-7/14-10.

Roads and Transportation Services

No concerns.

Neighbourhood Consultation:

The owner was advised of the City's policy recommending that applicants consult with their neighbours, ward councillor and key stakeholders to inform area residents on the application prior to the public hearing.

At the time of writing this report, no phone calls or written submissions objecting to the application have been received by the Planning Services Division.

Background:

In 1994 a temporary use by-law was passed for this property which allowed the use of a mobile home as a garden suite; the applicant is now seeking a three year approval.

The temporary use by-law passed by Council included a lapsing date of September 16, 2014. Staff sent a letter to the owner on February 24, 2014 requesting information from the owner with respect to their intentions of continuing or discontinuing the garden suite use. The owners subsequently applied for an extension to the temporary garden suite use on June 18, 2014.

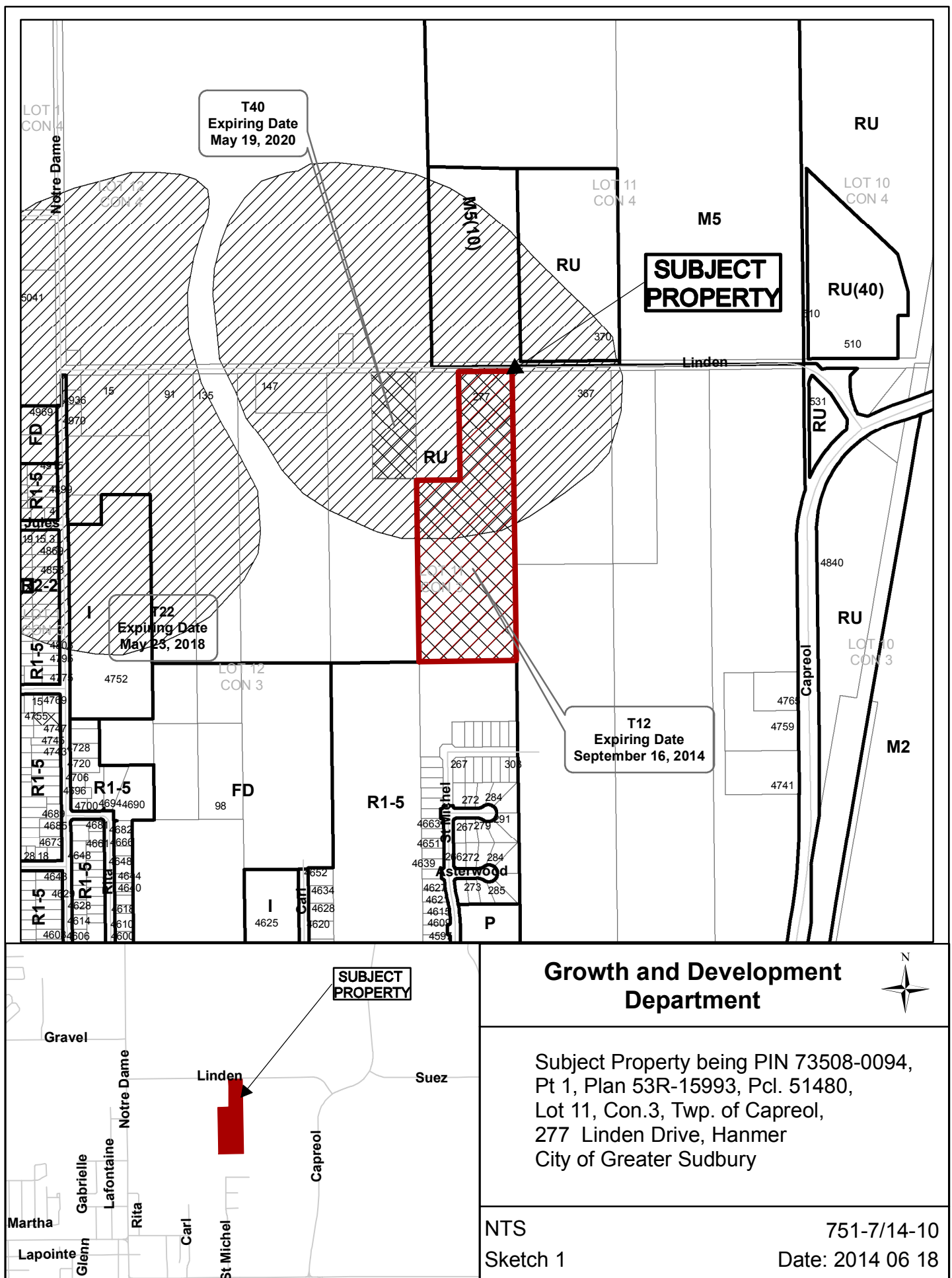
Under Section 39.1(4) of the current Planning Act, Council may only grant a maximum three year extension for temporary uses in the form of a garden suite.

Planning Considerations:

Staff has reviewed the extension request and can advise that the continued use of the garden suite would not present any land use planning concerns.

Staff would also note that it is the responsibility of the owners to contact the Development Approvals Section when the temporary use is no longer required. Under such circumstances, the temporary use by-law would be repealed and the garden suite must be removed. At the termination of the three year extension period, the owners may apply for another extension should they wish to continue utilizing the garden suite. The application should be submitted a minimum of four months prior to the lapsing date on the temporary use by-law.

Staff recommend that the application be approved and note that the T12 symbol in Table 12.1 – Temporary Uses under Part 12 of the Zoning By-law should be amended to reflect a three year extension with a new lapsing date of September 16, 2017.



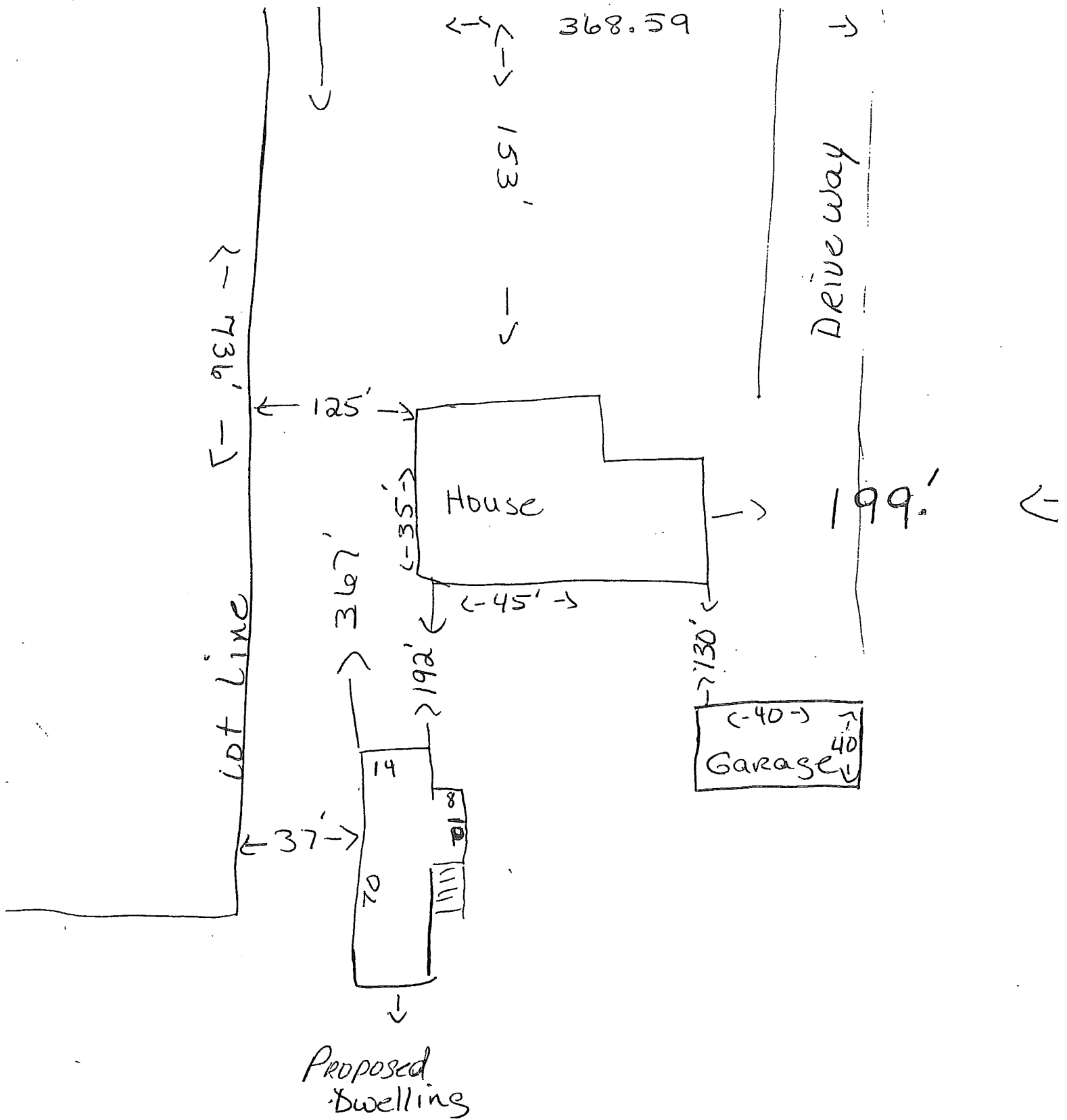




PHOTO 1 SUBJECT LANDS, 277 LINDEN DRIVE, HANMER
VIEWED LOOKING SOUTH FROM LINDEN DRIVE



PHOTO 2 GARDEN SUITE ON SUBJECT LANDS LOCATED
SOUTH OF THE PRIMARY DWELLING

751-7/14-10 PHOTOGRAPHY AUG 22, 2014

Presented To:	Planning Committee
Presented:	Monday, Sep 29, 2014
Report Date	Friday, Sep 12, 2014
Type:	Public Hearings
File Number:	751-6/13-35

Request for Decision

Application for rezoning in order to permit the development of a complex with office, hotel, bulk retail, warehouse, and commercial recreation centre uses. Kingsway, Sudbury - 1777222 Ontario Ltd. & 1777223 Ontario Ltd

Recommendation

THAT the City of Greater Sudbury approve the application by 1777222 Ontario Ltd. & 1777223 Ontario Ltd. to amend Zoning By-law 2010-100Z by changing the zoning classification of lands described as Part of PINs 73561-0258, 73561-0263, 73561-0261 & 73561-0264, Part of Parcels 4187, 10114 & 11376, Lots 9 & 10, Concession 4, Township of Neelon from "M1-1" and "M1(31)" to "M1-1" to permit a broader range of industrial uses subject to the following conditions:

1. That the owner 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.
2. That the conditions of draft plan approval for the Jack Nicholas Business and Innovation subdivision, File 780-6/10002, be amended to add a condition requiring the construction of a sidewalk on the north side of the Kingsway between Levesque Street and the westerly public road connection to the subdivision to the satisfaction of the General Manager of Infrastructure Services.

STAFF REPORT

Applicant:

1777222 Ontario Ltd. & 1777223 Ontario Ltd.

Location:

Part of PINs 73561-0258, 73561-0263, 73561-0261 & 73561-0264, Part of Parcels 4187, 10114 & 11376, Lots 9 & 10, Concession 4, Township of Neelon (Kingsway, Sudbury)

Signed By

Report Prepared By

Alex Singbush
Senior Planner
Digitally Signed Sep 12, 14

Reviewed By

Eric Taylor
Manager of Development Approvals
Digitally Signed Sep 12, 14

Recommended by the Division

Mark Simeoni
Acting Director of Planning Services
Digitally Signed Sep 12, 14

Recommended by the Department

Paul Baskcomb
Acting General Manager of Growth & Development
Digitally Signed Sep 12, 14

Recommended by the C.A.O.

Doug Nadorozny
Chief Administrative Officer
Digitally Signed Sep 12, 14

Application:

To amend Zoning By-law 2010-100Z by changing the zoning classification from "M1", and "M1(31)" to "M1-1" to permit a broader range of industrial uses.

Proposal:

The application proposes the development of a complex with office, hotel, bulk retail, warehouse, and commercial recreation centre uses. The owner had submitted Official Plan Amendment and Rezoning applications to permit a place of amusement (casino) and an amusement park in September 2013. These applications were withdrawn in June 2014.

Official Plan Conformity:

The subject lands are designated "General Industrial" in the Official Plan for the City of Greater Sudbury. Section 4.1, Employment Area Objectives, states:

It is the objective of the Employment Area policies to:

- a. ensure that an adequate supply and variety of serviced employment land exists throughout Greater Sudbury in accordance with the settlement pattern, allowing for the expansion and diversification of the employment base;
- b. ensure that a broad range of commercial opportunities are provided for residents, employees and tourists;
- c. promote the intensification and revitalization of commercial, industrial and institutional areas;
- f. ensure that existing industrial lands are used efficiently and promote the development and redevelopment of existing, underutilized, or unused sites;

Section 4.5 Industrial Area Designations, states:

General Industrial allows a range of industrial activities, such as manufacturing and processing facilities. *Heavy Industrial* permits all industrial uses, including core infrastructure facilities such as water and wastewater treatment plants and landfill sites. Any expansion to these areas will require an amendment to the Zoning By-law.

Policy 4.5.1 indicates that:

1. Permitted uses may include manufacturing, fabricating, processing and assembling of industrial and consumer products, repair, packaging and storage of goods and materials, and related industrial activities.
2. Complementary uses, such as administrative offices, which do not detract from, and which are compatible with, the operation of industrial uses are also permitted.
3. *General Industrial* uses must have minimal environmental impacts. Any use which may impact surrounding areas and cause nuisance will be appropriately buffered and screened.

The Official Plan recognizes the need to designate sufficient lands to accommodate existing and potential

industrial uses. The provision of industrial lands is closely aligned with the City's long-term strategic goals related to economic development.

Complementary uses which do not detract from industrial uses are permitted on lands designated as General Industrial. General industrial uses must also have minimal environmental impacts, and uses that may impact surrounding areas and cause nuisance are to be buffered and screened, the proposed uses are expected to have minimal environmental impacts and the subject lands afford opportunities to buffer the proposed uses from residential uses in the area.

The application conforms to the Official Plan.

Site Description & Surrounding Land Uses:

The subject property is located on the north side of the Kingsway across from Levesque Street and consists of approximately 25.9 hectares (64 acres). The subject property is currently undeveloped, and is the subject of an approved draft plan of subdivision for industrial uses which includes additional abutting lands.

The Sudbury Landfill site is located to the north east of the subject property. Lands to the north, outside of the draft approved plan of subdivision, are currently vacant and zoned "FD", Future Development. Lands to the west of the subject property consist of a recreational vehicle sales establishment and an automotive dealership and to the south, on the north side of the Kingsway, are three residential properties zoned "FD", Future Development.

Departmental & Agency Comments:

Building Services

No objection.

Development Engineering

This site is not currently serviced with sanitary sewer or municipal water. Development Engineering's technical concerns have been addressed through the Subdivision Development process.

We have no objection to revising the zoning classifications from "M1", Mixed Light Industrial/Service Commercial and "M1 (31)", Mixed Light Industrial/Service Commercial Special to "M1-1", Business Industrial.

Environmental Services

The proponent should be made aware that the development is adjacent to a landfill site. The site expansion will be vertical. Periodic nuisances should be considered on the design of the site, especially the hotel section.

Environmental Planning Initiatives

The Sudbury District office of the Ontario Ministry of Natural Resources (MNR) has advised the City of Greater Sudbury's Planning Services Division that it has remaining concerns over the subject lands having the potential to serve as habitat for the Blanding's Turtle and the Whip-poor-will, two species designated as

'Threatened' in Ontario by the MNR.

The proponent will need to contact the Sudbury District MNR and satisfy all requirements set out by the MNR under the Endangered Species Act prior to any site alteration or construction taking place on the subject lands. The proponent will need to demonstrate to the City's Director of Planning Services that the MNR's requirements have been met prior to the approval of a site plan or site alteration permit.

Nickel District Conservation Authority

No concerns or objections.

Roads and Traffic & Transportation

The application is proposing to include the possible development of a commercial recreation centre, hotel and office uses on the subject property. To help determine the impact that the new proposed development will have on the abutting roadways, the owner has submitted an update to the March 2012 Traffic Impact Study prepared by Tranplan Associates. The update provides trip generation calculations for the various uses proposed. The report indicates that some of the new uses for the property will generate less traffic than those currently approved. However, developments such as a recreation centre can generate significantly higher traffic volumes, especially during the afternoon peak period.

The report concludes that the access requirements for the proposed development, including any additional requirements at the two Kingsway intersections can be determined through a detailed Traffic Impact Study at the site plan agreement stage when the size of the components is known.

Staff is in agreement that a Traffic Impact Study will be required at the site plan stage to determine if any upgrades or improvements are required as a result of the development.

Also, the change in uses from light industrial based to more recreational based will generate more pedestrian traffic from the residential developments on the south side of the Kingsway. In order to safely accommodate pedestrians along the high speed, high volume roadway, we require that as a condition of approval that the owner be required to construct a sidewalk on the one side of the Kingsway between Levesque Street and the westerly public road connection for the subdivision to the satisfaction of the General Manager of Infrastructure Services.

Operations and Drainage

No comments or concerns.

Public Consultation:

The applicant was advised of the City's policy which recommends that applicants consult with their neighbours, ward councillor and key stakeholders to inform area residents on the application. The applicant has advised that they will be having a neighbourhood information meeting and that they will provide information with respect to the meeting to the Planning Committee. At the time of writing of this report, there had been one telephone inquiry and one party attended the Planning Services Division with inquiries with respect to the application.

Planning Considerations:

Provincial Policy Statement, 2014

Municipalities in the Province of Ontario are required under Section 3 of the Planning Act to ensure that decisions affecting planning matters are consistent with the Provincial Policy Statement (PPS).

The PPS indicates that Planning authorities are to promote economic development by providing for a mix of employment uses and opportunities for a diversified economic base to support a wide range of economic activities. The PPS also indicates that long term economic prosperity should be supported by promoting opportunities for economic development and community investment-readiness and providing opportunities for sustainable tourism development.

The application is consistent with the Provincial Policy Statement, 2014.

Growth Plan for Northern Ontario

The Growth Plan for Northern Ontario took effect on March 4, 2011 and is intended to guide decision-making and planning in Northern Ontario. The plan indicates that municipalities are encouraged to support growth and diversify the region's traditional resource-based industries. This Plan also seeks to nurture and develop new and emerging economic sectors that have the greatest potential to bring new jobs and opportunities to the North. Staff advises that the subject Zoning By-law Amendment application addresses Growth Plan policies.

Zoning By-law Conformity

The subject lands are currently are zoned "M1-1", Business Industrial, "M1", Mixed Light Industrial/Service Commercial and "M1(31)", Mixed Light Industrial/Service Commercial Special by By-law 2010-100Z being the City of Greater Sudbury Zoning By-law. The M1(31) provides that the only permitted uses shall be an office of a contractors yard, office, fabrication, manufacturing and outside storage.

On the draft approved subdivision Lots 2, 22, 23, 24, 25, 27 and 31 are proposed to be rezoned to M1-1.

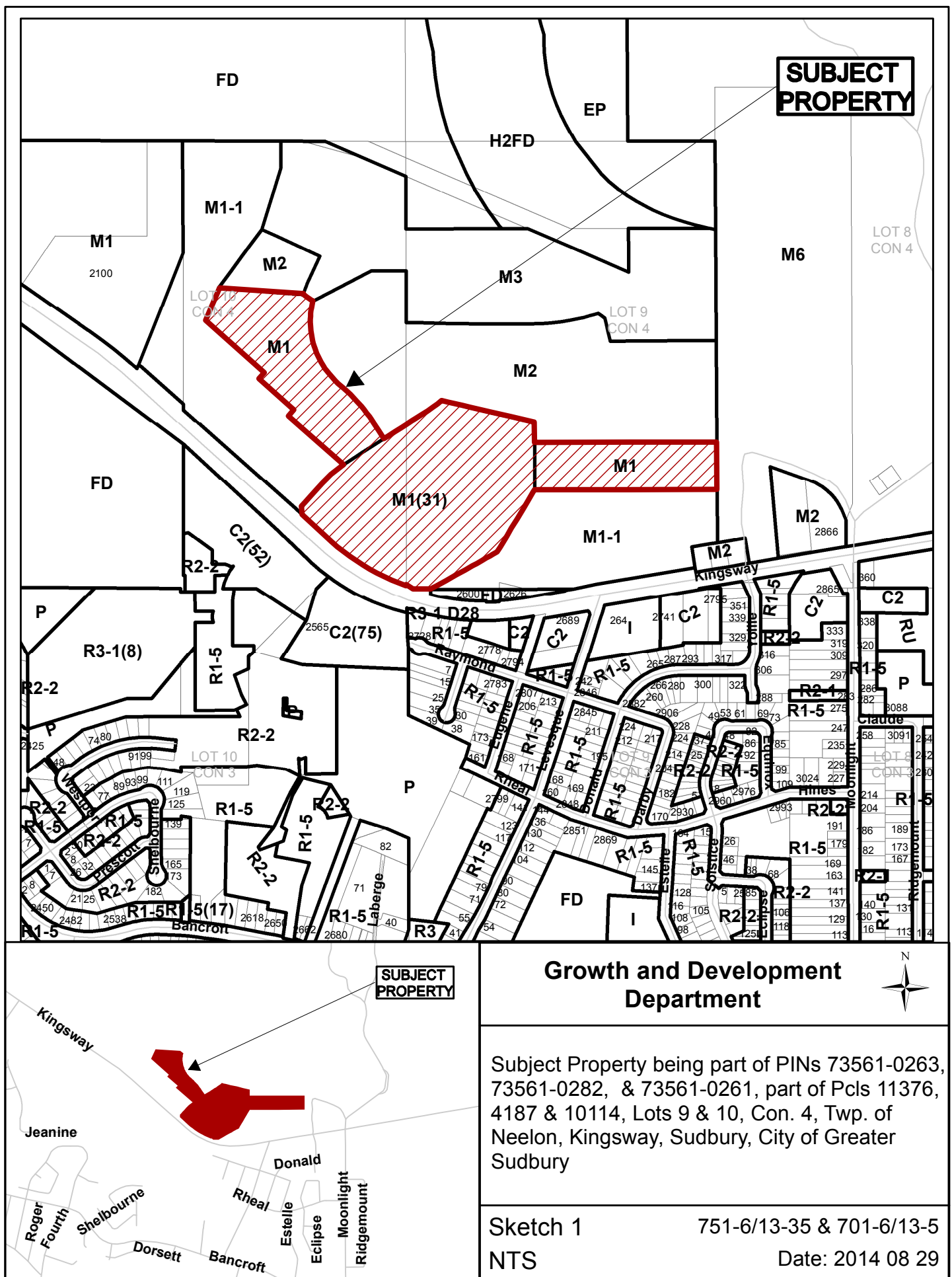
Summary

In conclusion, the proposal is anticipated to generate less traffic than those uses currently approved with the potential for higher traffic volumes during the afternoon peak period; and additional pedestrian traffic is also anticipated. As a condition of approval of this application, staff propose that the conditions of draft plan approval for the Jack Nicholas Business and Innovation subdivision, File 780-6/10002, be amended to add a condition requiring the construction of a sidewalk on the north side of the Kingsway between Levesque Street and the westerly public road connection to the subdivision.

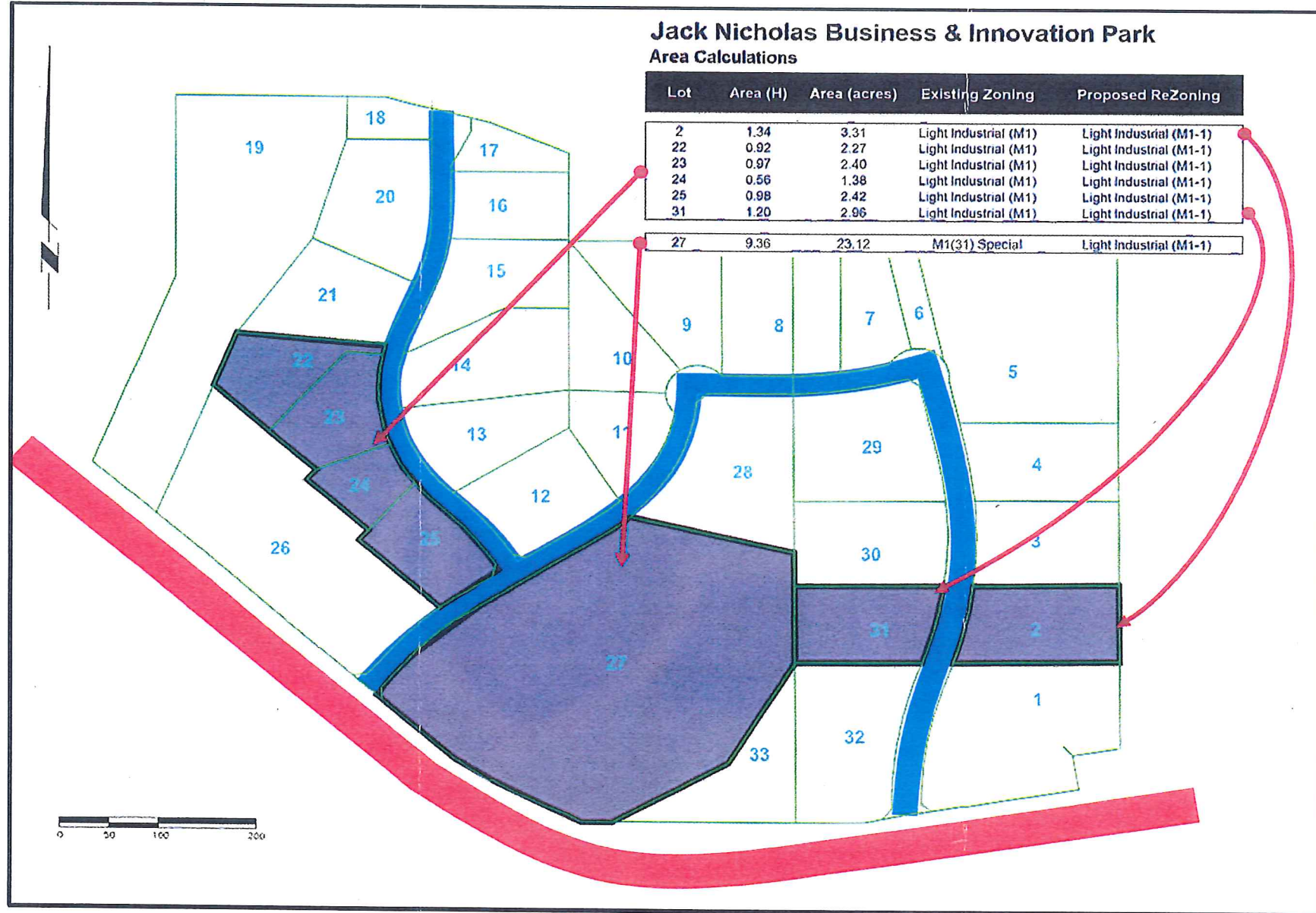
The applicant undertook a Species at Risk Assessment during the summer of 2014. As noted in the comments from the Manager of Environmental Planning Initiatives, the Ministry of Natural Resources has remaining concerns with respect to potential habitat for threatened species. The proponent must satisfy the MNR prior to any site alteration or construction taking place on the subject lands. As the lands are currently subject to a draft approved plan of subdivision and are currently zoned for industrial uses, staff is of the opinion that the proponent will need to demonstrate to the City's Director of Planning Services that the MNR's requirements have been met prior to the approval of a site plan or site alteration permit.

As noted in the comments provided by Environmental Services, the proponent should be aware that the development is adjacent to a landfill site and that periodic nuisances should be expected and considered in the design of the site, especially the proposed hotel uses. The lands are currently zoned for industrial uses and the proposed addition of a greater range of industrial uses is not expected to pose land use conflicts with the landfill site.

The uses proposed are consistent with the goals of the City in terms of promoting potential for employment growth within the Community, thus the Planning Services Division recommends that the application to amend the Zoning by-law be approved.



Sketch 1





PROPOSED MASTER PLAN
Jack Nicholas IP June 20, 2014



PHOTO 1 SUBJECT LANDS VIEWED LOOKING NORTH FROM THE KINGSWAY



PHOTO 2 2600 KINGSWAY, EAST AND SOUTH OF THE SUBJECT LANDS VIEWED LOOKING NORTH FROM THE KINGSWAY

751-6/13-35 PHOTOGRAPHY AUG 22, 2014



PHOTO 3 2565 KINGSWAY, SOUTH OF THE SUBJECT LANDS
VIEWED LOOKING SOUTH FROM THE KINGSWAY



PHOTO 4 2100 KINGSWAY, WEST OF THE SUBJECT LANDS
VIEWED LOOKING NORTH FROM THE KINGSWAY

751-6/13-35 PHOTOGRAPHY AUG 22, 2014

Presented To:	Planning Committee
Presented:	Monday, Sep 29, 2014
Report Date	Thursday, Sep 11, 2014
Type:	Public Hearings
File Number:	751-6/14-21

Request for Decision

Application for rezoning in order to add a Commercial Recreation Centre to the list of permitted uses, 1210 and 1212 Lasalle Boulevard, Sudbury - David Johannsson & Gerald Paquette

Recommendation

THAT the City of Greater Sudbury approve the application by David Johannsson and Gerald Paquette to amend Zoning By-law 2010-100Z by changing the zoning classification of lands described as PINs 02121-0414 and 02121-0247, Lots 28S and Part Lot 72, M-219, Lot 1, Concession 6, Township of McKim, 1210 and 1212 Lasalle Boulevard, Sudbury, from "C2(46)", General Commercial Special to a revised "C2(46)", General Commercial Special subject to the following conditions:

- (i) The only permitted uses shall be as follows:
 - (a) ground floor retail uses not to exceed a gross floor area of 874 m²;
 - (b) second floor retail uses not to exceed a gross floor area of 300 m²;
 - (c) office uses not to exceed a gross floor area of 446 m²;
 - (d) storage uses not to exceed a gross floor area of 414m²;
 - (e) commercial recreation centre uses not to exceed a gross floor area of 414m² with an occupancy of not more than 30 persons, with accessory uses not to exceed 20 m² net floor area;
 - (f) restaurant not to exceed a gross floor area of 112 m²;
 - (g) a maximum of six (6) dwelling units shall be permitted on the second floor;
 - (h) the maximum total gross floor area shall not exceed 1,733m².
- (ii) A minimum of 64 parking spaces shall be provided.

Signed By

Report Prepared By

Alex Singbush
Senior Planner
Digitally Signed Sep 11, 14

Reviewed By

Eric Taylor
Manager of Development Approvals
Digitally Signed Sep 11, 14

Recommended by the Division

Mark Simeoni
Acting Director of Planning Services
Digitally Signed Sep 11, 14

Recommended by the Department

Paul Baskcomb
Acting General Manager of Growth & Development
Digitally Signed Sep 11, 14

Recommended by the C.A.O.

Doug Nadorozny
Chief Administrative Officer
Digitally Signed Sep 12, 14

STAFF REPORT

Applicant:

David Johannsson & Gerald Paquette

Location:

PINs 02121-0414 and 02121-0247, Lots 28S and Part Lot 72, M-219, Lot 1, Concession 6, Township of McKim, 1210 and 1212 Lasalle Boulevard, Sudbury

Application:

To amend Zoning By-law 2010-100Z by changing the zoning classification from “C2(46)”, General Commercial Special to a revised “C2(46)”, General Commercial Special in order to add a Commercial Recreation Centre to the list of permitted uses.

Proposal:

The application proposes to add a Commercial Recreation Centre to the list of uses currently permitted on the property. A personal fitness centre called “The Basement”, has been in operation in the former warehouse portion of the site since June 2014.

Official Plan Conformity:

The subject property is designated “Mixed Use Commercial” in the Official Plan for the City of Greater Sudbury. Section 4.3 Mixed Use Commercial, states:

...It is the intent of this Plan to recognize the development potential of these areas by permitting a balance of mixed uses including commercial, institutional, residential, and parks and open space through the rezoning process.

Policy 3 indicates that:

Subject to rezoning, new development may be permitted provided that:

- a. sewer and water capacities are adequate for the site;
- b. parking can be adequately provided;
- c. no new access to Arterial Roads will be permitted where reasonable alternate access is available;
- d. the traffic carrying capacity of the Arterial Road is not significantly affected;

As detailed in the Planning Considerations section of this report, the application is considered to conform to the policies in Sections 4.3 of the Official Plan.

Site Description & Surrounding Land Uses:

There is a commercial strip centre and a two storey mixed commercial, office and warehouse building on the subject lands with approximately 62.5 m (205 ft.) of frontage at the street-line of Lasalle Boulevard, approximately 54.6 m (179 ft.) of frontage at the street-line of Leon Avenue and approximately 31.7 m (104 ft.) of frontage at the street-line of McCormack Court.

The abutting property to the west (1200 Attlee) is developed with a multi-family development zoned “R3”,

Medium Density Residential abutting property to the north (1175 Leon) is developed with a single detached dwelling with a basement apartment zoned "R3", Medium Density Residential. Across the street on the east side of Leon is a service station and convenience store (1232 Lasalle) and across the street on the south side of Lasalle Boulevard is a single family detached dwelling (1201 Lasalle) on a large lot zoned "R3-1", Medium Density Residential and a vacant parcel zoned "C5(2)", Shopping Centre Commercial.

While the current zoning conditions and site plan require a minimum of 64 parking spaces onsite, when staff conducted a field investigation, there were only 59 spaces available for use. The rear entrance to the site, off of McCormack Court, has been fenced and gated in a manner which obstructs the use of at least three of the spaces; additionally another two spaces in this same area have been obstructed by the current placement of trash dumpsters. The applicant explained that the fencing and gate were installed to mitigate of vandalism, graffiti and trash dumping in this area. Should the gate opening be expanded, and the trash dumpsters relocated out of the designated parking spaces, the site would be in compliance with the minimum number of onsite parking spaces currently required. A further reduction in required parking for this site has not been contemplated in conjunction with this proposed rezoning.

Departmental & Agency Comments:

Building Services

No comments or concerns.

Development Engineering

This site is currently serviced with municipal water and sanitary sewer.

We have no objection to amending the special provisions by including a commercial recreation centre with occupancy of 30 persons to the list of uses currently permitted.

Roads and Traffic & Transportation

No concerns provided that there is sufficient parking available on site to satisfy the by-law requirements.

Operations and Drainage

No concerns.

Public Consultation:

The applicant was advised of the City's policy which recommends that applicants consult with their neighbours, ward councillor and key stakeholders to inform area residents on the application. The applicant has advised that they will be having a neighbourhood information meeting and that they will provide information with respect to the meeting to the Planning Committee. At the time of writing of this report the Planning Services Division has received one telephone inquiry requesting additional information with respect to the application.

Planning Considerations:

Current Zoning:

The site is currently zoned C2(46) with the following conditions:

- (i) The only permitted *uses* shall be as follows:
 - (a) ground floor retail *uses* not to exceed a *gross floor area* of 874 m²;
 - (b) second floor retail *uses* not to exceed a *gross floor area* of 300 m²;
 - (c) *office uses* not to exceed a *gross floor area* of 446 m²;
 - (d) storage *uses* not to exceed a *gross floor area* of 414m²;
 - (e) *restaurant* not to exceed a *gross floor area* of 112 m²;
 - (f) a maximum of six (6) *dwelling units* shall be permitted on the second floor;
 - (g) the maximum total *gross floor area* shall not exceed 1,733m².
- (ii) A minimum of 64 *parking spaces* shall be provided.

Previous Rezoning Application:

In September 2011 an application for rezoning was submitted in order to permit up to 6 residential units, and expand the permitted gross floor area allowed for retail uses within the existing buildings. This application was approved by Planning Committee on January 9, 2012 and was ratified by City Council on January 24, 2012. The conditions of rezoning noted above reflect this approved request.

At the time, staff expressed that given the mix of uses on site and the maximum total gross floor area of the site, the requirement for a minimum 64 spaces appeared to meet the parking requirements of the Zoning By-law.

Parking Requirement Analysis:

The warehouse/storage space of 414 m² requires parking based on 1/90 m² of floor area plus 1/30 m² of accessory office space, which results in a parking requirement of 6 spaces (assuming 384 m² of storage uses and 30 m² of office use).

The proposed commercial recreation centre use requires parking based on 1/6 persons of capacity, plus 1/20 m² of any accessory use. The applicants have advised that there are no accessory uses proposed. The capacity for the commercial recreation centre proposed is 30 persons which results in a parking requirement of 5 spaces. Should the applicants introduce accessory uses to the commercial recreation centre in the future, not exceeding 20 m² in net floor area, one additional parking space would be required, consistent with the six spaces currently required for the storage use.

Given the low occupancy proposed for the commercial recreation centre, no additional parking is required to support the use.

Parking Demand:

Staff attended the site on three occasions to observe the demand for parking for the uses currently on site.

On Friday August 22, 2014 at 2:00 p.m. staff observed that 31 vehicles were parked on-site and two vehicles were parked on the west side of Leon Avenue adjacent to the site. 28 parking spaces were available for use on-site.

On Thursday September 4, 2014 at 6:30 p.m. staff observed that 39 vehicles were parked on site and two vehicles were parked on the west side of Leon Avenue adjacent to the site. 15 parking spaces were available for use on-site.

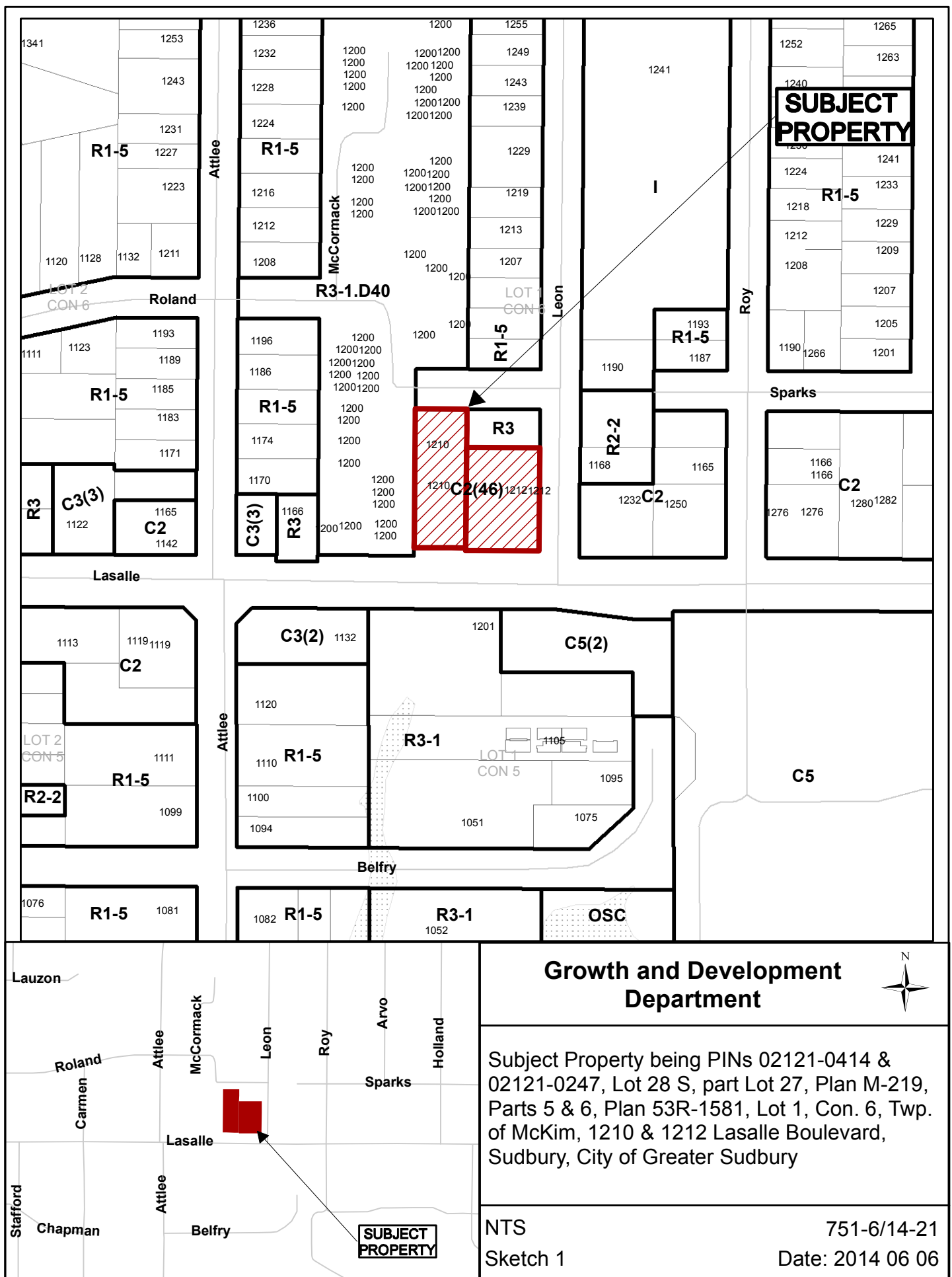
On Saturday September 6, 2014 at 9:00 a.m. staff observed that 13 vehicles were parked on-site and two vehicles were parked on the west side of Leon Avenue adjacent to the site. 46 parking spaces were available for use.

As noted in the report to Planning Committee in 2011, staff observed that 59 parking spaces, fewer than the required 64 parking spaces required by the current conditions of rezoning, were available for use as the owners have not resolved the fencing, gated access, and trash dumpster locations at the north area of the site, off of McCormack Court that obstruct the usability of 5 parking spaces.

While fewer than the required 64 parking spaces were available for use when staff visited the site, with minor modification to the current fencing, gated access, and trash dumpster locations at the north area of the site, off of McCormack Court, the property could be returned to compliance with the minimum number of parking spaces currently required.

Planning staff is satisfied that a commercial recreation centre with an occupancy not to exceed 30 persons, with up to 20 m² of net floor area available for accessory uses to the commercial recreation centre can be provided within the existing building footprint without increasing the demand for parking onsite and that this will not result in any appreciable impacts on traffic and adjacent properties.

In conclusion, there does not appear to be any adverse impacts that will result from an approval changing the use of the storage uses to a commercial recreation centre and it is therefore recommended for approval subject to the conditions as noted.



PARTS OF LOTS 27 AND 28 REGISTERED PLAN
M-219 AND THE WHOLE OF PARCEL 46905 S.E.3.
BEING PARTS 2 TO 11 INCLUSIVE REFERENCE

LOT 1 CONCESSION 6

DETAILS OF DEVELOPMENT

PROPOSED FLOOR SPACE ALLOCATION

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LASALLE

BOULEVARD

SITE PLAN

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THIS IS SCHEDULE A TO THE ATTACHED
AGREEMENT DATED May 4, 1990
BETWEEN THE REGION AND David
Schmitten, Gerald Bagutte, Channing
Franklin, Inc. et al as P.S.
Developments

UNDEVELOPED NUCLEAR CHIPS AND CATHODE
IN WATER EXISTING $4 \times 2 = 10A$
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ENHANCEMENT

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 3. vs.
 4. _____
 5. Plaintiff
 6. vs.
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	ADDITION TO PLACE DE LEON		
	LEGIBLE FILE NO.		
	Scale As Shown Date 2/20/07	Approved By A.R.K.	JOB NO. 874021 Drawn By T.Y.H. Revised JAN 28, 2007
SITE PLAN AND DETAILS			
SRIPILOT ASSOCIATES CONSULTING ENGINEERS		LONDON SUBURBY Drawing Number J.	



PHOTO 1 SUBJECT LANDS 1210 & 1212 LASALLE BLVD., SUDBURY
VIEWED LOOKING NORTHEAST FROM LASALLE BLVD



PHOTO 2 SUBJECT LANDS VIEWED LOOKING SOUTHWEST
FROM LEON AVENUE

751-6/14-21 PHOTOGRAPHY AUG 22, 2014



PHOTO 3 1232 LASALLE BOULEVARD, EAST OF THE SUBJECT LANDS, VIEWED LOOKING EAST FROM LEON AVENUE



PHOTO 4 1201 LASALLE BLVD., SOUTH OF THE SUBJECT LANDS VIEWED LOOKING SOUTH FROM LASALLE BLVD.

751-6/14-21 PHOTOGRAPHY AUG 22, 2014



PHOTO 5 1200 LASALLE BLVD., NORTH OF THE SUBJECT LANDS
VIEWED LOOKING NORTH FROM SPARKS STREET



PHOTO 6 1175 LEON AVENUE NORTH AND EAST OF THE SUBJECT
LANDS, VIEWED LOOKING NORTHEAST FROM LEON AVENUE

751-6/14-21 PHOTOGRAPHY AUG 22, 2014

Request for Decision

**Extension to draft plan of subdivision approval,
Pondsview Subdivision, Pondsview Court,
Sudbury - Dalron Construction Ltd**

Presented To:	Planning Committee
Presented:	Monday, Sep 29, 2014
Report Date	Friday, Sep 12, 2014
Type:	Routine Management Reports
File Number:	780-6/93009

Recommendation

THAT the City of Greater Sudbury, upon payment of Council's processing fee of \$1,195.00, amend the conditions of draft approval for the draft plan of subdivision on those lands known as Part of Parcels 48646, 50208 & 49504, Parts 1-19, Plan 53R 14976, Lots 4 & 5, Concession 6, Township of Broder, File #780-6/93009, as follows:

1. 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."

2. 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."

3. 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."

4. 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."

Signed By

Report Prepared By

Glen Ferguson
Senior Planner
Digitally Signed Sep 12, 14

Reviewed By

Eric Taylor
Manager of Development Approvals
Digitally Signed Sep 12, 14

Recommended by the Division

Mark Simeoni
Acting Director of Planning Services
Digitally Signed Sep 12, 14

Recommended by the Department

Paul Baskcomb
Acting General Manager of Growth & Development
Digitally Signed Sep 12, 14

Recommended by the C.A.O.

Doug Nadorozny
Chief Administrative Officer
Digitally Signed Sep 12, 14

5. By deleting the words “Public Works” and replacing it with “Infrastructure Services” in Condition #11.

6. By adding the following sentence to Condition #11:

“The owner shall also submit a Record of Site Condition for the property to the satisfaction of the Chief Building Official.”

7. By deleting the words “Public Works” and replacing it with “Infrastructure Services” in Condition #15.

8. By deleting the words “#13” and “#16” from Condition #24.

9. By deleting Condition #27 and replacing it with the following:

“27. 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.”

10. By deleting Condition #28 and replacing it with the following:

“28. That this draft approval shall lapse on April 16, 2017.”

11. By deleting Condition #29 and replacing it with the following:

“29. The owner is required to provide a cash contribution in lieu of onsite stormwater quality controls. The amount of said contribution shall be equivalent to the cost of a Stormceptor STC 750 and shall be calculated and paid at the time of subdivision registration to the satisfaction of the General Manager of Infrastructure Services.”

12. By replacing the words “Public Works” with “Infrastructure Services” in Condition #30.

13. By deleting Condition #32 and replacing it with the following:

“32. 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.”

14. By deleting the word “Persona.” in Condition #33 and replacing it with “Eastlink.”

15. By adding a new Condition #36 as follows:

“36. Sanitary sewer capacity issues have been identified downstream of this development. Capacity issues must be resolved prior to development proceeding. Contributing parties are required to cost share in the solution, this development is a contributing party and will cost share in the solution to the satisfaction of the General Manager of Infrastructure Services.”

16. By adding a new Condition #37 as follows:

“37. Prior to any vegetation removal or other site alteration on the subject lands, the owner shall consult with the Ministry of Natural Resources with respect to the presence of any species at risk under the Endangered Species Act. The owner shall demonstrate to the satisfaction of the Director of Planning Services that all requirements set out by MNR under the Endangered Species Act have been satisfied.”

17. By adding a new Condition #38 as follows:

“38. 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.”

18. By adding a new Condition #39 as follows:

“39. 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.”

19. By adding a new Condition #40 as follows:

“40. The geotechnical report in Condition #38 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.

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.”

20. By adding a new Condition #41 as follows:

“41. 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.”

21. By adding a new Condition #42 as follows:

“42. The developer shall agree in the subdivision agreement that:

a) Prior to offering any units for sale, to display a map on the wall of the sales office in a place readily accessible to potential homeowners that indicates the location of all Community Mail Boxes within the development, as approved by Canada Post.

b) To include in all offers of purchase and sale a statement which advises the purchaser that mail will be delivered via Community Mail Box. The developer also agrees to note the locations of all Community Mail Boxes within the development, and to notify affected homeowners of any established easements granted to Canada Post to permit access to the Community Mail Box.

c) The developer will provide a suitable and safe temporary site for a Community Mail Box until curbs, sidewalks and final grading are completed at the permanent Community Mail Box locations.

d) To provide the following for each Community Mail Box site and to include these requirements on the appropriate servicing plans:

·Any required walkway across the boulevard, per municipal standards; ·Any required curb depressions for wheelchair access, with an opening of at least two metres (consult Canada Post for detailed specifications); and, ·A Community Mailbox concrete base pad per Canada Post specifications.”

STAFF REPORT

Applicant:

Dalron Construction Ltd.

Location:

Part of Parcels 48646, 50208 & 49504, Parts 1-19, Plan 53R-14976, Lots 4 & 5, Concession 6, Township of Broder (Pondsvie Court, Sudbury)

Application:

To extend the draft approval conditions which were approved and extended by Council previously on March 30, 2011 and are set to expire following temporary extensions on October 16, 2014 for a draft plan of subdivision on those lands known as Part of Parcels 48646, 50208 & 49504, Parts 1-19, Plan 53R-14976, Lots 4 & 5, Concession 6, Township of Broder.

Proposal:

The applicant is requesting that the draft approval conditions for the above noted lands be extended for a period of three years until April 16, 2017.

Background:

The City initially received a request from Dalron Construction Ltd. on October 13, 2013 to extend draft approval on a plan of subdivision for a period of three years on those lands described as Part of Parcels 48646, 50208 & 49504, Parts 1-19, Plan 53R-14976, Lots 4 & 5, Concession 6, Township of Broder. The subject draft approval of a plan of subdivision is for 20 single-detached dwelling lots to the north of Countryside Drive in Sudbury.

The previous draft approval extension was granted on March 30, 2011 and was initially set to expire on April 16, 2014. Temporary extensions have been granted in order to facilitate a full circulation of the draft approval extension request. The request from Dalron Construction Ltd. is therefore to extend their draft approval for a period of three years until April 16, 2017. Staff has circulated the request to relevant agencies and departments for comment and is now bringing forward this report to extend the draft approval to April 16, 2017.

Departmental & Agency Comments:

Building Services

No objections. However, we would like to add additional conditions as follows:

1. A record of site condition will be required for the automobile wrecking yard outlined in Condition 11. Such record of site condition shall be submitted to the satisfaction of the Chief Building Official.
2. The draft plan approval 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
- 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.

3. A soils report prepared by a qualified geotechnical professional shall be submitted for review, to the satisfaction of the Chief Building Official, documenting construction parameter for the residential structures such as soil bearing capacity, frost cover for foundations and groundwater table characteristics affecting sub-soil foundation drainage and sump pump design.

Canada Post

No concerns. Canada Post has the following comments:

1. Service type and location

a) Canada Post will provide mail delivery service to the subdivision through centralized Community Mail Boxes (CMBs).

b) Given the number and the layout of the lots in the subdivision, we have determined that the CMB will be installed on 1 site. These sites are listed below and are identified on the site plan:

- North-east of Lot 20.

c) The developer will consult with Canada Post to determine suitable permanent locations for the Community Mail Boxes. The developer will then indicate these locations on the appropriate servicing plans.

d) The developer agrees, prior to offering any units for sale, to display a map on the wall of the sales office in a place readily accessible to potential homeowners that indicates the location of all Community Mail Boxes within the development, as approved by Canada Post.

- e) The developer agrees to include in all offers of purchase and sale a statement which advises the purchaser that mail will be delivered via Community Mail Box. The developer also agrees to note the locations of all Community Mail Boxes within the development, and to notify affected homeowners of any established easements granted to Canada Post to permit access to the Community Mail Box.
- f) The developer will provide a suitable and safe temporary site for a Community Mail Box until curbs, sidewalks and final grading are completed at the permanent Community Mail Box locations. Canada Post will provide mail delivery to new residents as soon as the homes are occupied.
- g) The developer agrees to provide the following for each Community Mail Box site and to include these requirements on the appropriate servicing plans:
- Any required walkway across the boulevard, per municipal standards;
 - Any required curb depressions for wheelchair access, with an opening of at least two metres (consult Canada Post for detailed specifications); and,
 - A Community Mailbox concrete base pad per Canada Post specifications.

2. Municipal requirements

- a) Please update our office if the project description changes so that we may determine the impact (if any).
- b) Should this subdivision application be approved, please provide notification of the new civic addresses as soon as possible.

3. Developer timeline and installation

- a) Please provide Canada Post with the excavation date for the first foundation/first phase as well as the date development work is scheduled to begin. Finally, please provide the expected installation date(s) for the CMB(s).

Development Engineering

Condition #33 should be amended by revising "Persona" to "Eastlink".

Drainage

Please delete Condition #29 and replacing it with the following:

"The owner is required to provide a cash contribution in lieu of onsite stormwater quality controls. The amount of said contribution shall be equivalent to the cost of a Stormceptor STC 750 and shall be calculated and paid at the time of subdivision registration to the satisfaction of the General Manager of Infrastructure Services."

Environmental Planning Initiatives

The Sudbury District office of the Ontario Ministry of Natural Resources (MNR) has advised the City of Greater Sudbury's Planning Services Division that the subject lands have the potential to serve as habitat for the Blanding's Turtle, a species designated as "Threatened" in Ontario by the MNR.

The proponent will need to contact the Sudbury District MNR and satisfy all requirements set out by the

MNR under the Endangered Species Act prior to any site alteration or construction taking place on the subject lands.

Nickel District Conservation Authority

No concerns.

Operations

No comments.

Roads, Traffic and Transportation

No concerns.

Planning Considerations:

Draft Approval Conditions

Condition #28 should be deleted entirely and replaced with a sentence referencing April 16, 2017 as the revised date on which the subject draft plan approval shall lapse. Other agencies and departments have requested several changes and additions to the draft conditions and several other conditions have been updated to reflect standard draft condition wording. Building Division has requested that blasting conditions be added (Conditions 38 to 41). Environmental Planning Initiatives have indicated that the subject lands have the potential to serve as habitat for the Blanding’s Turtle, a species designated as “Threatened” in Ontario by the MNR. Condition #37 has been added to the draft conditions in order to address this concern. Staff would also note that Canada Post provided extensive comments based on a review of the subdivision and a new Condition 42 has been added. No other changes to the draft approval documents have been requested either by the applicant or by circulated agencies and departments. The draft conditions are attached to this report along with a sketch of the draft approved plan of subdivision for reference purposes.

Processing Fees

The applicant will be required to pay the applicable processing fee in the amount of \$1,195.00. It is recommended that the draft approval extension be granted upon receipt of Council’s processing fee from the applicant. The amount is calculated as per By-law 2014-3 being the User Fees By-law:

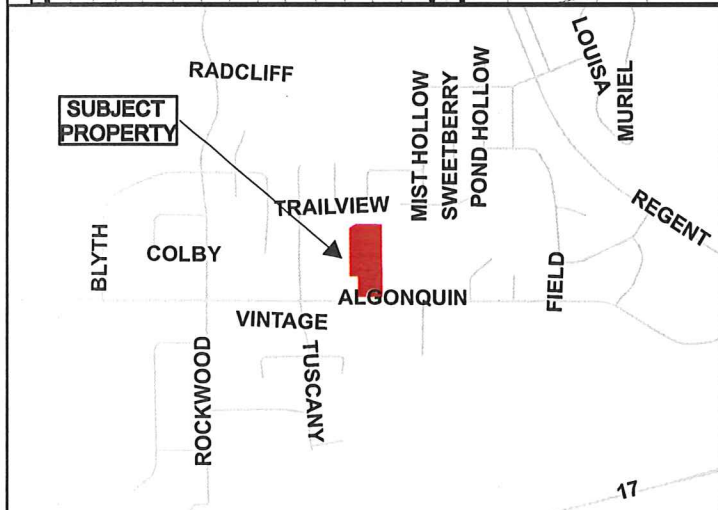
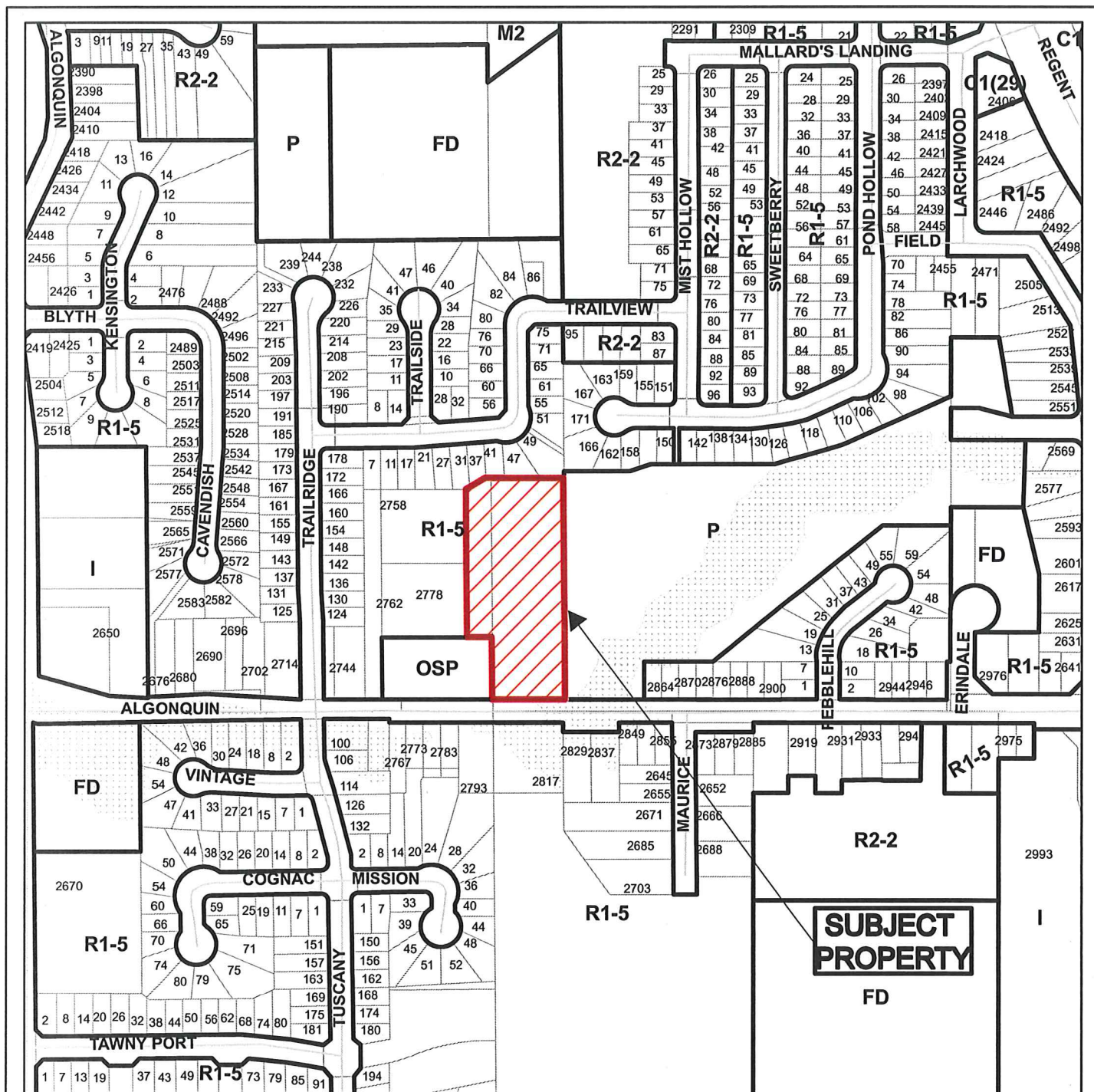
2014 Application Fee

Base Fee	\$2,660.00
20 x \$106.00	\$2,120.00
Total Fee	\$4,780.00
Maximum Applicable Fee	\$4,780.00
25% of Application Fee (3 year extension)	\$1,195.00
Total Maximum Applicable Fee (3 year extension)	\$1,195.00

Summary:

Planning Services Staff have reviewed the request to extend the subject draft approval and have no objections to the requested extension for a period of three years. The request was also circulated to relevant agencies and departments for comment and no concerns were identified with respect to extending the draft approval of the subdivision. The draft approval conditions should however be amended as described in the recommendation section of this report in order to address the comments received from agencies and departments.

The Planning Services Division therefore recommends that the application to extend draft approval for a period of three years until April 16, 2017 be approved subject to the applicant paying the appropriate processing fee in the amount of \$1,195.00.



Growth and Development Department

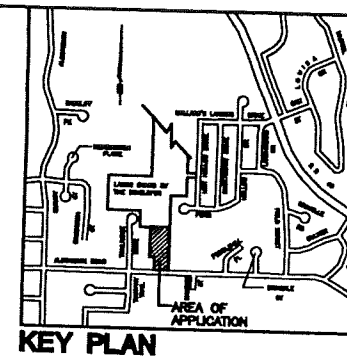


Subject Property being PINs 73475-1373 & 73478-9526, Parts 1 - 19, Plan 53R-14976, Lot 5, Con. 6, Twp. of Broder, Algonquin Road, Sudbury, City of Greater Sudbury

Sketch 1
NTS

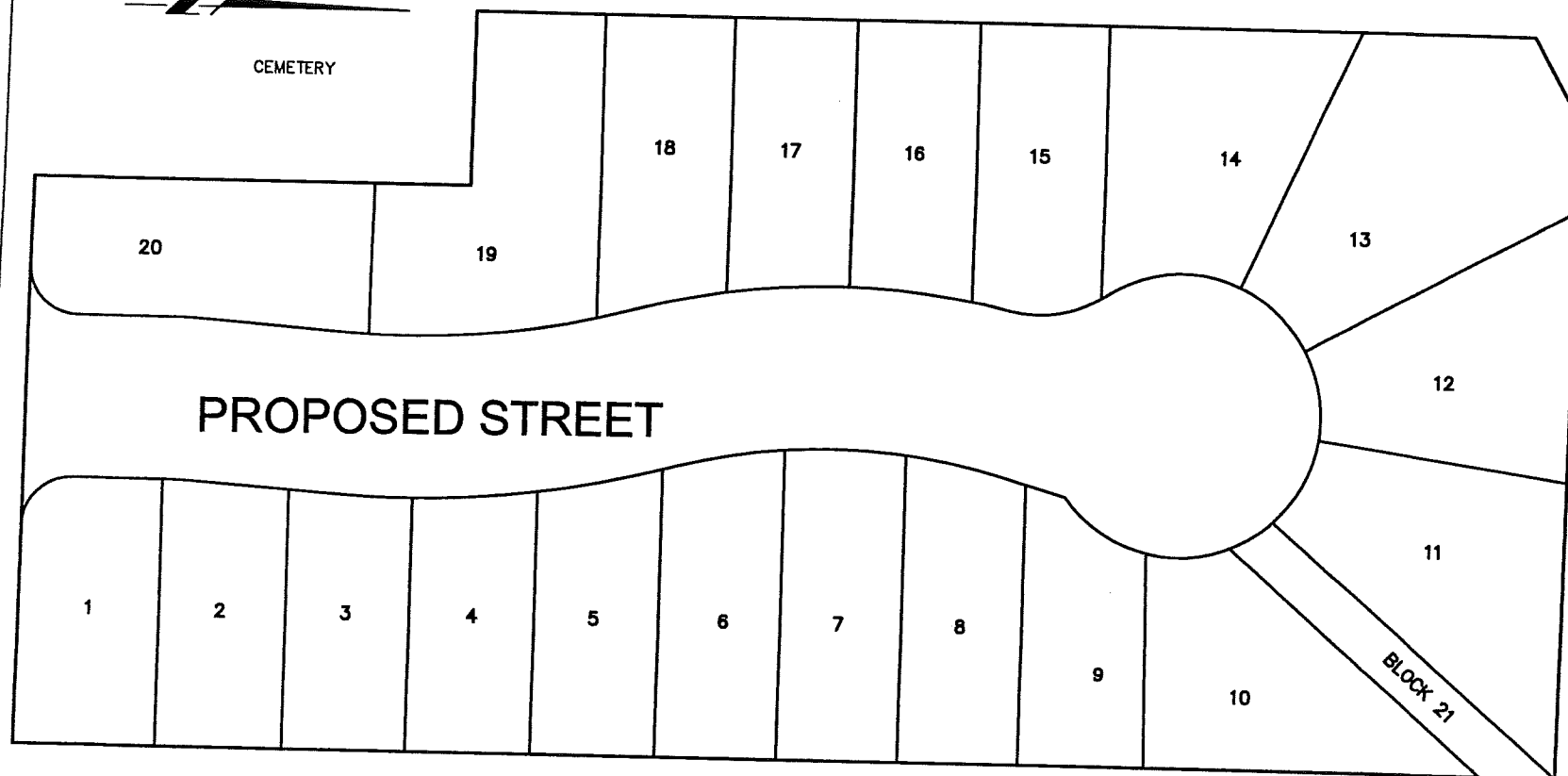
780-6/93009
Date: 2011 02 09

REVISED DRAFT PLAN OF SUBDIVISION



CEMETERY

ALGONQUIN ROAD



PART OF PARCELS 48646, 50208 & 49405 S.E.S.
BEING PARTS 1-19 AS SHOWN ON PLAN 53R-14796
LOTS 4 & 5, CON. 6, TOWNSHIP OF BRODER,
CITY OF GREATER SUDBURY, DISTRICT OF SUDBURY

MARCH 12, 2003

CITY COUNCIL'S CONDITIONS APPLYING TO THE APPROVAL OF THE FINAL PLAN FOR REGISTRATION OF THE SUBJECT SUBDIVISION ARE AS FOLLOWS:

1. That this draft approval applies to the draft plan of subdivision of Part of Parcels 48646, 50208 and 49405 S.E.S., being Parts 1 to 19, Plan 53R-14796, in Lots 4 and 5, Concession 6, Broder Township, City of Greater Sudbury as shown on a plan prepared by Terry Del Bosco, O.L.S. and dated March 12, 2003.
2. That the street(s) shall be named to the satisfaction of the Municipality.
3. That any dead-ends or open sides of road allowances created by this plan of subdivision shall be terminated in one-foot 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.
4. That the lot areas, frontages and depths appearing on the final plan shall not violate the requirements of the Restricted Area By-laws of the Municipality in effect and approved by the Ontario Municipal Board at the time such plan is presented for approval.
5. That the subdivision agreement be registered by the Municipality against the land to which it applies.
6. That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority.
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, installation of services and drainage.
8. 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.
9. That 5% of the land included in the plan of subdivision or its equivalent be deeded to the City of Greater Sudbury for parks purposes pursuant to Subsection 51(5)(a) of the Planning Act, R.S.O. 1990.
10. That prior to the signing of the final plan, Block 21/the footpath, be constructed and dedicated to the City of Greater Sudbury free of all encumbrances to the satisfaction of the Director of Leisure Services.
11. That prior to the signing of the final plan the owner shall certify that the former automobile wrecking yard has been decommissioned in accordance with Ministry of the Environment and Energy requirements and that the site is suitable for residential development to the satisfaction of the General Manager of Public Works of the City of Greater Sudbury and the Director of Building Controls/Chief Building Official.

12. That the developer prepare a sediment control plan for the construction phase of the project to the satisfaction of the Nickel District Conservation Authority and the General Manager of Growth and Development.
13. Deleted by Resolution #2003-24.
14. That the developer prepare a lot grading/drainage plan addressing storm water runoff from this developed subdivision to the adjacent waterway park to the satisfaction of the Nickel District Conservation Authority and the City of Greater Sudbury. The detailed lot grading plan is to be prepared by a professional civil engineer with a valid certificate of authorization for the proposed lots as part of the submission of servicing plans. This plan must show finished grades around new houses, retaining walls, side yards, swales, slopes and lot corners. The plan must show sufficient grades on boundary properties to mesh the lot grading of the new site to existing properties as per the City's Lot Grading Policy.
15. That prior to the signing of the final plan the owner shall submit a detailed Lot Grading Plan including the Regional Storm flow path to the satisfaction of the General Manager of Public Works.
16. Deleted.
17. That a 0.3 metre reserve be placed on Lots 1 and 20 so as to restrict access to the common lines farthest removed from the intersection.
18. That prior to the signing of the final plan the owner shall satisfy Canada Post with respect to mail delivery facilities for the site.
19. Deleted by Resolution #2003-108.
20. Deleted by Resolution #94-151.
21. Deleted by Resolution #94-151.
22. That prior to the signing of the final plan the Ministry of Transportation right-of-way over Lots 28 to 49 inclusive is to be removed to the satisfaction of the City Solicitor.
23. Deleted
24. That prior to the signing of the final plan the Planning and Development Department is to be advised by the City Solicitor that Conditions #2, #5, #6, #7, #8, #9, #10, #11, #13, #14, #15, #16, #17 and #22 have been complied with to his satisfaction.
25. Incorporated into Condition #24.

26. That prior to the signing of the final plan the Economic Development and Planning Services Department is to be advised by the Ministry of Natural Resources that Condition #12 has been complied with to their satisfaction.
27. Draft approval does not guarantee an allocation of sewer and water capacity. Prior to signing of the final plan, the Economic Development and Planning Services Department is to be advised by the General Manager of Public Works that sufficient sewage treatment capacity and water capacity exists to service the development.
28. That this draft approval shall lapse on October 16, 2014.
29. That the owner shall co-ordinate the analysis and design of the storm water conveyance and control systems for this subdivision in conjunction with the recommendations of the Algonquin Road watershed storm water management study. All issues with respect to said storm drainage are to be resolved prior to finalizing engineering drawings. Should the study determine that on-site or off-site improvement works are required as a result of this development, the owner will be required to cost share in the implementation of said works. The formula for the sharing of cost for any required improvement works will be established after the study is completed.
30. Prior to the submission of servicing plans, the applicant/owner shall, to the satisfaction of the General Manager of Public Works, provide a soils report prepared by a geotechnical engineer licenced 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 recommended construction procedures for the following items: storm and sanitary sewers, watermain, roads, surface drainage works including erosion control and slope stability (if applicable).
31. Deleted by Resolution #2003-108.
32. That the registered Plan be integrated with the City of Greater Sudbury Control Network to the satisfaction of the Coordinator of the Geographic Information, Surveys and Mapping Section; provision of the final plan coordinate listings and an AutoCAD file of the resultant parcel fabric shall formulate part of this requirement.
33. 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, and Persona. This plan must be to the satisfaction of the Director of Planning Services and must be provided prior to construction for any individual phase.
34. The owner 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.

35. The owner 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.

Request for Decision

Extension to Draft Plan of Subdivision Approval, Saddle Creek - Dalron Construction Ltd

Presented To:	Planning Committee
Presented:	Monday, Sep 29, 2014
Report Date	Thursday, Sep 11, 2014
Type:	Routine Management Reports
File Number:	780-7/04006

Recommendation

THAT the City of Greater Sudbury, upon the payment of the processing fee of \$2,096.00 prior to November 28, 2014 lapsing date, amend the conditions of draft approval of plan of subdivision of Part of former Parcel 709 S.E.S., being Part of PIN 73504-0953, Part Lot 6, Concession 1, Township of Hanmer, File 780-7/04006, as follows:

a) By deleting Condition # 30 and replacing it with the following:

“30. 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.”

b) By deleting Condition # 31 and replacing it with the following:

“31. Prior to the registration of any part of the subdivision which includes any part of Lot 1 or Lots 17 to 83 the Planning Services Division is to be advised by the Nickel District Conservation Authority that their requirements under Ontario Regulation 151/06 have been satisfied, and that prior to any development occurring in the designated floodplain, the Paquette-Whitson Drain shall be constructed.”

c) By deleting Condition # 34 and replacing it with the following:

“34. That this draft approval shall lapse on November 28th, 2017.”

d) By deleting Condition #38 and replacing it with the following:

“38. That the developer provide a utilities servicing plan showing the location of all utilities including City

Signed By

Report Prepared By

Alex Singbush
Senior Planner
Digitally Signed Sep 11, 14

Reviewed By

Eric Taylor
Manager of Development Approvals
Digitally Signed Sep 11, 14

Recommended by the Division

Mark Simeoni
Acting Director of Planning Services
Digitally Signed Sep 11, 14

Recommended by the Department

Paul Baskcomb
Acting General Manager of Growth & Development
Digitally Signed Sep 11, 14

Recommended by the C.A.O.

Doug Nadorozny
Chief Administrative Officer
Digitally Signed Sep 12, 14

services, Greater Sudbury Hydro Plus or Hydro One, Bell, Union Gas, 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.”

Background

The Saddle Creek plan of subdivision was draft approved on November 25, 2004 and included the creation of 89 lots for single detached dwellings. The first phase of 27 lots was registered on November 28, 2005; subsequently the lapsing date on the draft approval was extended to November 28, 2008, and again to November 28, 2011. A portion of the draft plan is located in the floodplain of a tributary of the Whitson River. In order to develop the subdivision, the owner must satisfy both the Nickel District Conservation Authority and the City of Greater Sudbury that the homes and roads to be built will not be subject to Regional Storm flooding.

In July 2011, Dalron Construction requested a three (3) year draft plan extension which was granted, extending the draft plan approval to November 28, 2014. On July 11, 2014 Dalron Construction requested an additional three (3) year draft plan extension. The current conditions of draft approval are attached along with the current approved draft plan.

Owners are advised to contact the Planning Services Division a minimum of four months prior to the lapsing date in order to facilitate the processing time associated with draft plan of subdivision approval extension requests. Applicants must reapply for subdivision approval if a draft plan approval has lapsed as there is no other avenue for relief.

The following agencies and departments were asked to review the request to extend the draft plan approval and the conditions imposed by Council. Their comments are as follows:

Building Services

No comments or concerns.

Development Engineering

Please amend Condition 38 to include Canada Post and revise Persona to Eastlink.

Transportation Engineering

No comments received.

Nickel District Conservation Authority

The Nickel District Conservation Authority would request that the following be added to Condition #31:

“That prior to any development occurring in the designated floodplain, the Paquette-Whitson Drain must be constructed.”

Processing Fees

The amount is calculated as per By-law 2014-3 being the Planning Application Fees By-law.

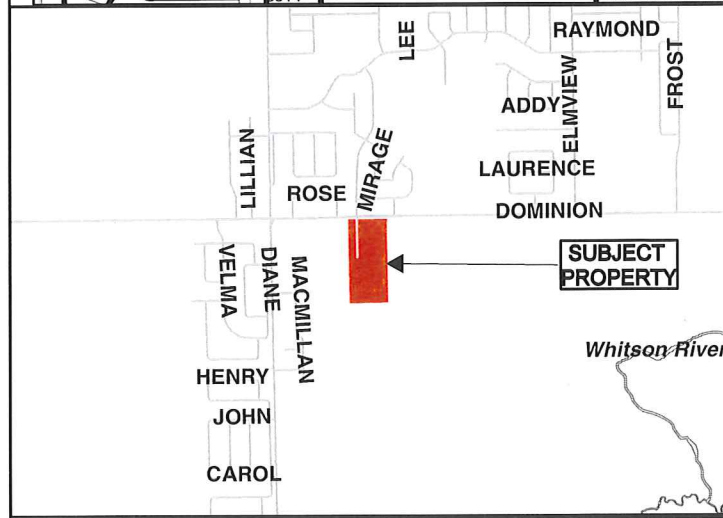
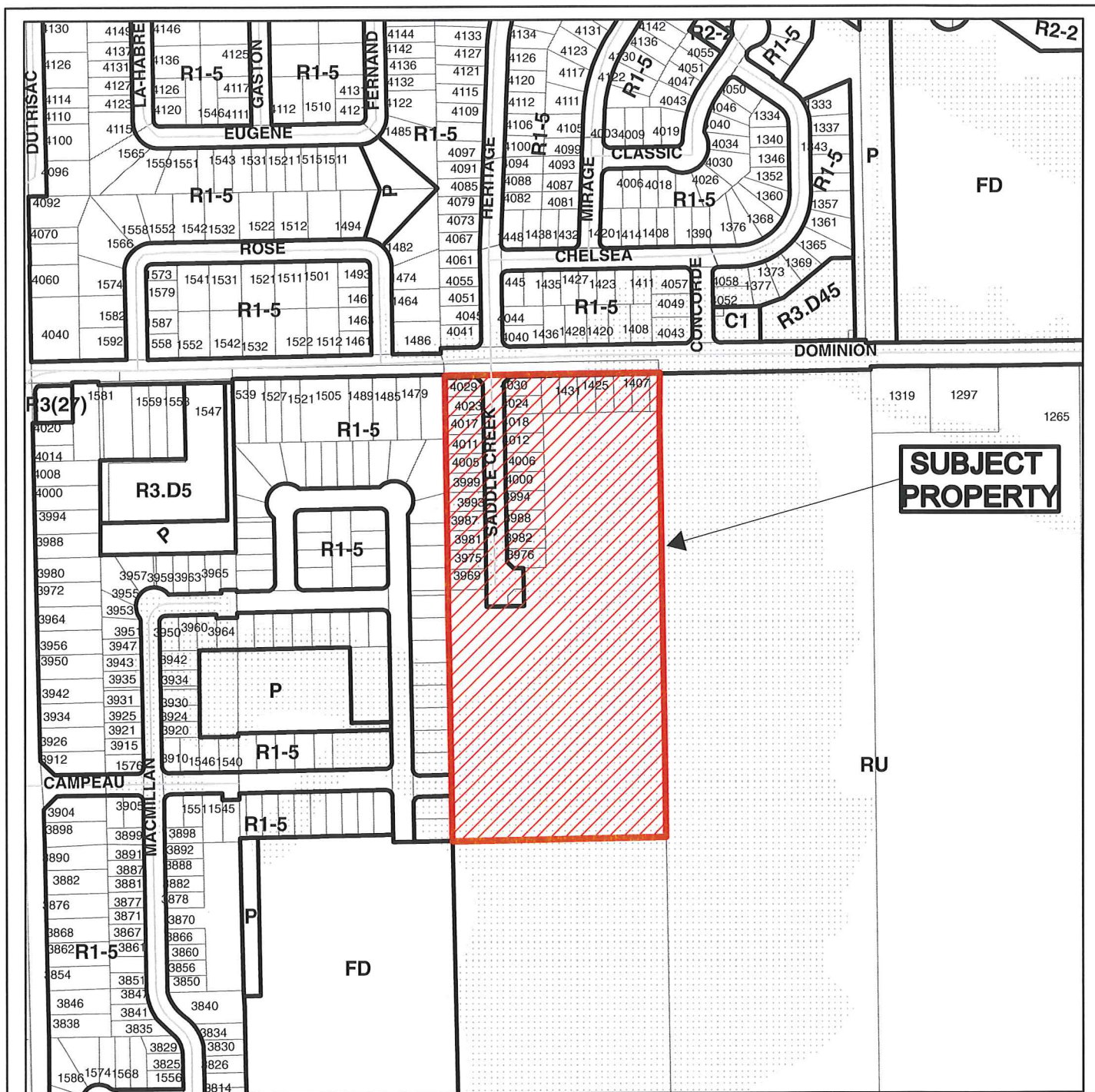
Base fee	\$2,660.00
54 lots x \$106	\$5,724.00
Total Fee:	\$8,384.00 (maximum \$10,000.00)


25% of Application Fee (for a 3 year extension): \$2,096.00

Total Applicable Fee: \$2,096.00

Summary

Planning staff are satisfied that there are no land use matters which need to be addressed at this time. Minor changes to conditions as requested by commenting departments and agencies and new standard wording have been proposed in the revised conditions. It is recommended that a three year extension be granted upon payment of Council's processing fee of \$2,096.00.





Growth and Development Department

Subject Property being part of Pcl. 709,
Lot 6, Con. 1, Twp of Hanmer, 1439 Dominion
Drive, Val Therese, City of Greater Sudbury

Sketch 1
NTS

751-7/04-11 & 780-7/04006
Date: 2018-10-11

COUNCIL'S CONDITIONS APPLYING TO THE APPROVAL OF THE FINAL PLAN FOR REGISTRATION OF THE SUBJECT SUBDIVISION ARE AS FOLLOWS:

1. That this draft approval applies to the draft plan of subdivision of Part of PIN 73504-0953 (formerly Parcel 709 SES) in Lot 6, Concession 1, Hanmer Township as shown on a plan of subdivision prepared by T. Del Bosco, O.L.S. and dated May 5, 2004.
2. That the streets shall be named to the satisfaction of the Municipality.
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 lands.
4. That the lot areas, frontages and depths appearing on the final plan shall not violate the requirements of the Restricted Area By-laws of the Municipality in effect at the time such plan is presented for approval.
5. That the subdivision agreement be registered by the Municipality against the land to which it applies.
6. That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority.
7. That the owner agrees in writing to satisfy all requirements, financial and otherwise, of the City of Greater Sudbury concerning the provision of roads, installation of services and drainage.
8. That the subdivision agreement contain provisions whereby the owner agrees that all requirements of the subdivision agreement including installation of required services be completed within 3 years after registration.
9. The owner shall ensure that the corner radii for all intersecting streets is 9.0m.
10. The owner shall provide a detailed lot grading plan prepared by a consulting civil engineer with a valid certificate of authorization for the proposed lots as part of the submission of servicing plans. This plan must show finished grades around new houses, retaining walls, side yards, swales, slopes and lot corners. The plan must show sufficient grades on boundary properties to mesh the lot grading of the new site to existing properties.
11. Prior to the submission of servicing plans, the owner shall, to the satisfaction of the General Manager of Infrastructure and Emergency Services, provide an updated geotechnical report prepared, 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 storm and sanitary sewers, stormwater management facilities, watermain, roads to a 20 year design life, the mass filling of land, surface drainage works, erosion control, slope stability, slope treatment and building foundations. The geotechnical information on building foundations shall be to the satisfaction of the Chief Building Official and Director of Planning Services.

12. The applicant will be required to dedicate rear lot easements to the City of Greater Sudbury for municipal purposes.
13. The owner shall be required to cost share in the construction of stormwater management facilities as required by the General Manager of Public Works. The owner shall provide lands for said facilities as required by the General Manager of Public Works.
14. The proposed internal subdivision roadways are to be built to urban standards, including curbs, gutters, storm sewers and related appurtenances.
15. The applicant will be required to enter into a written agreement to satisfy all requirements of the City of Greater Sudbury concerning the provision of roads, walkways, street lighting, sanitary sewers, watermain, storm sewers, storm water management facilities and surface drainage facilities.
16. Draft approval does not guarantee the allocation of either sewer or water capacity. Prior to the signing of the final plan, clearance is required from the General Manager of Public Works that sufficient sewage treatment capacity exists to service this development.
17. The owner shall provide a 1.5 metre concrete sidewalk on the west side of Street A from Dominion Drive to the southerly limit of the draft plan and to the end of the existing Campeau Street.
18. Deleted.
19. The owner shall ensure that lots 30 and 31 are developed with access off of Campeau Street.
20. The owner shall provide a land block to the City along the easterly side of the draft plan to accommodate a walkway and 50 percent of the land required for a realigned drainage channel with 3:1 slopes.
21. The owner shall be responsible for the cost of a 50 mm asphalt overlay along the north side of Dominion Drive and the subdivision frontage.
22. The owner shall be responsible for upgrading the south side of Dominion Drive to urban standard including storm drainage facilities as required.
23. The owner shall be required to provide a 3.0 metre road widening along the frontage of lots 1 to 10 inclusive.

24. The owner shall ensure that the underside of footing elevations for new homes along lots 1, 38, 39 and 61 to 73 inclusive are not affected by flood waters in the new drainage channel. This requirement shall be completed to the satisfaction of the Chief Building Official, Nickel District Conservation Authority and the General Manager of Public Works.
25. The owner shall be responsible for the construction of Campeau Street from the easterly limit of the subject draft plan to the existing end of Campeau Street to a collector standard including a 1.5 metre sidewalk.
26. Lots 72 to 79 on Streets A and B are renumbered to Lots 82 to 89.
27. The owner shall construct a walkway on block 83 to the satisfaction of the General Manager of Public Works.
28. That 5% of the land included in the plan of subdivision be deeded to the City of Greater Sudbury for parks purposes in accordance with Section 51.1 (1) of the Planning Act.
29. That prior to the signing of the final plan the owner shall undertake a traffic impact analysis to determine what local road improvements are made necessary by the proposed subdivision and the owner shall agree to undertake the improvements identified, all to the satisfaction of the General Manger of Public Works.
30. That the final plan of subdivision be integrated with the City of Greater Sudbury Control Network. Final plan coordindate listings and an AutoCAD simple line file of the resultant parcel fabric (with coordinated points labelled) are to be provided as part of this requirement. Also, the final plan must be provided in AutoCad.dwg format.
31. Prior to the registration of any part of the subdivision which includes any part of Lot 1 or Lots 17 to 83 the Planning Services Division is to be advised by the Nickel District Conservation Authority that their requirements under Ontario Regulation 151/06 have been satisfied.
32. That prior to the signing of the final plan the owner shall satisfy Canada Post with respect to mail delivery facilities for the site.
33. The owner shall provide an upgraded watermain from the end of the existing watermain on Campeau Street through to the subject subdivision to the satisfaction of the General Manager of Public Works.
34. That this draft approval shall lapse on November 28, 2014.
35. That prior to the signing of the final plan the Economic Development and Planning Services Department is to be advised by the City Solicitor that Conditions 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17, 18, 20, 21, 22, 23, 24, 25, 27, 28, 29, 32 and 33 have been complied with to his satisfaction.

36. That the applicant/owner shall provide to the City, as part of the submission of servicing plans a Siltation Control Plan detailing the location and types of sediment and erosion control measures to be implemented during the construction of each phase of the project. Said plan shall be to the satisfaction of the General Manager of Growth and Development and the Nickel District Conservation Authority. The siltation control shall remain in place until all disturbed areas have been stabilized. All sediment and erosion control measures shall be inspected daily to ensure that they are functioning properly and are maintained and/or updated as required. If the sediment and erosion control measures are not functioning properly, no further work shall occur until the sediment and/or erosion problem is addressed.
37. 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 and Regional Storm events, so as to limit the volume of flow generated on the site to pre-development levels. The Regional Storm flow path is to be set out on the plan(s). The report shall set out any necessary improvements to downstream storm sewers and water courses. The civil engineering consultant shall meet with the Development Approvals Section prior to commencing the stormwater management report.
38. That the developer provide a utilities servicing plan showing the location of all utilities including City services, Greater Sudbury Hydro Plus or Hydro One, Bell, Union Gas, and Persona. This plan must be to the satisfaction of the Director of Planning Services and must be provided prior to construction for any individual phase.

Request for Decision

Proposed Telecommunications Tower, Bell Mobility, PIN 73511-0002, Parcel 12267, Part Summer Resort Location 64 Plan M-137, Township of MacLennan, City of Greater Sudbury

Presented To:	Planning Committee
Presented:	Monday, Sep 29, 2014
Report Date	Thursday, Sep 11, 2014
Type:	Routine Management Reports

Recommendation

THAT the City of Greater Sudbury advise Industry Canada that they concur with the issuance of a licence for the development of a 76 metre high self support telecommunications tower at, PIN 73511-0002, Parcel 12267, Part Summer Resort Location 64 Plan M-137, Township of MacLennan, City of Greater Sudbury by Bell Mobility.

Background

Applications for telecommunications facilities are under the jurisdiction of Industry Canada. Industry Canada requires that the proponent of a new telecommunication facility must consult with the municipality and indicate whether the municipality concurs with the application. It is noted that telecommunications facilities are not subject to municipal zoning regulations and municipal concurrence is not necessarily required in order for Industry Canada to issue a licence.

Bell Mobility is proposing the construction of a 76 m (250 ft.) high telecommunications self-support tower on lands located to the west side of West Bay Road in MacLennan Township. The closest dwellings to the tower are located approximately 180 m to the east at 1125, 1129 and 1139 West Bay Road. To the west is forested Crown land. The abutting property to the north is owned by the Crown and beyond it are private properties zoned "R1-1(12)", Low Density Residential One (Special). Lands to the east and south are zoned similarly and are occupied with single detached dwellings.

Bell Mobility has advised that the tower is intended to provide wireless broadband services to Lake Wahnapiatae and the community of Skead.

Co-location Opportunities

As required by Industry Canada and the City's Telecommunications Policy, existing communication towers, water towers and other structures need to be considered by proponents prior to a new tower being

Signed By

Report Prepared By

Eric Taylor
Manager of Development Approvals
Digitally Signed Sep 11, 14

Recommended by the Division

Mark Simeoni
Acting Director of Planning Services
Digitally Signed Sep 11, 14

Recommended by the Department

Paul Baskcomb
Acting General Manager of Growth & Development
Digitally Signed Sep 11, 14

Recommended by the C.A.O.

Doug Nadorozny
Chief Administrative Officer
Digitally Signed Sep 12, 14

installed. Bell Mobility has advised that there are no existing towers in the vicinity for co-location. Bell Mobility has indicated that the tower will accommodate additional carriers should another carrier express interest in locating on the tower.

Tower Proposal

Below is a summary of the details of the proposed tower.

- Tower type – 76 m high self-support;
- A 1.8 m x 2.4 m galvanized steel equipment shelter located at the base with a 2.5 m high chain link security fence;
- Access to the tower will be from a new access driveway onto the west side of West Bay Road;
- The structure will meet Transport Canada's aeronautical obstruction marking requirements in Canadian Aviation Regulations, Standard 621

Bell has also advised that the tower will comply with Health Canada's Safety Code 6 limits and that the antenna system will be constructed in compliance with the National Building Code. Prior to installation NAV Canada and Transport Canada must review and approve assessment applications for the tower.

Department and Agency Comments

Traffic and Transportation Section

No concerns

Building Services

The tower does not require a building permit, however any building greater than 108 sq. ft. will require a building permit and regardless of size will need to meet zoning setbacks.

Public Consultation

In accordance with the Council adopted Telecommunication Facilities Policy, this tower is classified as "significant" as it is greater than 16.6 m in height and is located within 300 m (984 ft.) of a residential dwelling, residential zone or Living Area Designation in the Official Plan.

In accordance with the City's policy, for "significant" structures the proponent was required to hold a neighbourhood meeting and provide notice in the following manner:

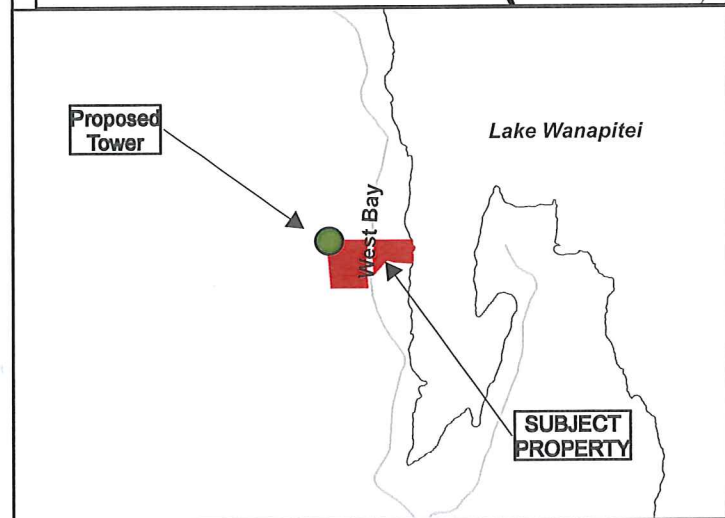
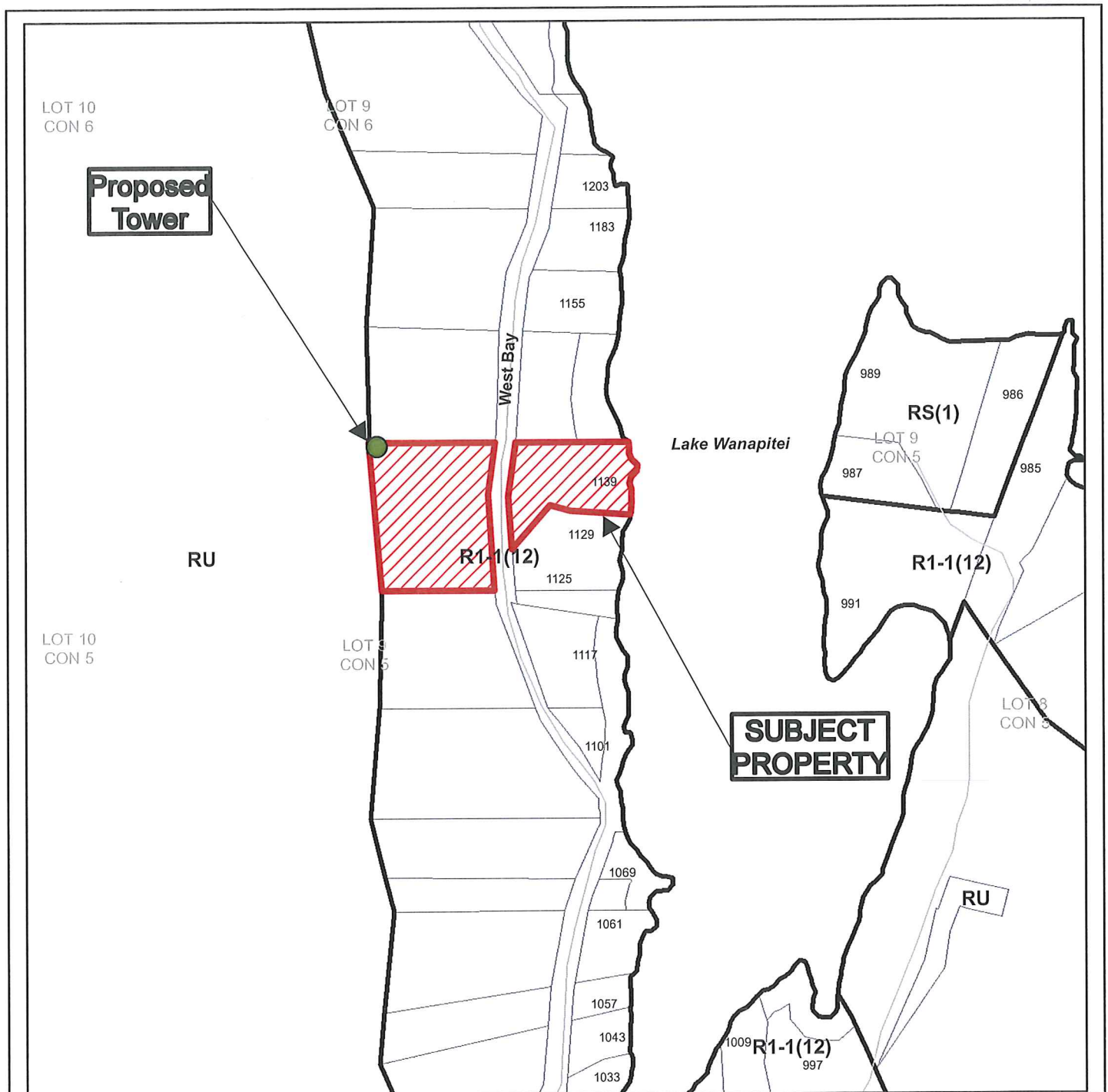
- newspaper notice
- a notice mailed to all property owners within 228 metre radius from the base of the tower, (3 times the height of the tower)
- notice to the Ward Councillor
- notice to the Director of Planning Services
- notice to Industry Canada

Planning Services provided Bell Mobility with the addresses for the properties located within 228 metres of the proposed tower. Bell has advised that in accordance with the City Telecommunications policy, on August 6, 2014 they mailed a notice to the 10 property owners within three times the tower height, (228m), as well as Industry Canada, Planning Services and the Ward 9 Councillor, which included a survey sketch depicting the tower location, tower height and requesting comments by September 5, 2014. In addition,

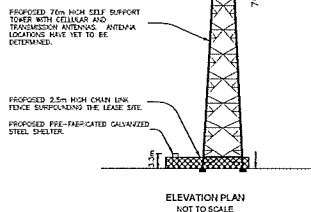
Rogers placed a notice in the Sudbury Star on August 8, 2014 providing the public the opportunity to make written submissions via mail or email and the timing and location of the public information session which was held on August 19 at 7 PM at the Skead Community Centre, 3971 Skead Road. Bell has advised that one member of the public from MacLennan Drive attended the information session, who had no objection to the tower or its location. One email was provided to Bell from a resident advising that they were in agreement with the tower.

Summary

In conclusion, Bell Mobility has completed the consultation requirements under the City's Telecommunications Facility Policy and has considered opportunities for co-location. One member of the public attended the public information meeting and one written comment from a resident expressing that they were in agreement with the tower was received. It is recommended that Industry Canada be advised of the City's concurrence with the licence application.

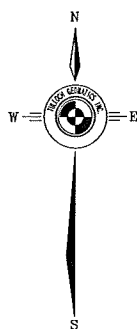


Growth and Development Department		
<p>Subject Property being PIN 73511-0002, Parcel 12267 SES, Lot 64, Plan M-137, Lot 9, Concession 5, MacLennan Township, 1139 West Bay Road, Skead, City of Greater Sudbury</p>		
<p>Sketch 1 NTS</p>	<p>Bell Mobility Proposed Telecommunications Tower Date: 2014 07 30</p>	



SKETCH OF PROPOSED TOWER LOCATION W5066 SKEAD
ON
PART 1, PLAN 53R-13572
LOT 64, REG'D PLAN M-137
GEOGRAPHIC TOWNSHIP OF MacLENNAN
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY
TERRY DEL BOSCO, O.L.S.
2014

CONCESSION 6
CONCESSION 5



LOT 9
CONCESSION 5
TOWNSHIP OF MacLENNAN

PROPOSED TOWER LOCATION W5066 1139 WEST BAY ROAD-GEOGRAPHIC TOWNSHIP OF MacLENNAN	
PROPOSED TOWER CENTRE W5066 LAT 46°41'33.94"N LONG 80°47'01.06"W ELEVATION = 297.4 LAT 46.69275111° LONG 80.78362778° N 5171045.3 E 516543.9	PROPOSED TOWER COMPOUND AREA = 625 sq.m PROPOSED ACCESS/ PARKING /TURN AROUND AREA = 545 sq. m

PROPOSED TOWER
LOCATION 'A'
LAT 46°41'33.94"N
LONG 80°47'01.06"W

TRAIL
25.0m
25.0m
PIN 73511-0002

PART 1
LOT 64

PLAN 53R-13572

LOT 65
PART 4
PIN 37511-0121

PIN 37511-0115
LOT 66

228m RADIUS
3x TOWER HEIGHT

61

PIN 37511-0297

PIN 37511-0015

PIN 37511-0014

62

PIN 37511-0059

CROWN

CROWN

LOT

PART 2
WESTBAY
ROAD

PLAN 53R-13572

PART 3

PIN 73511-0002

PART 5

PIN 37511-0051

PART 12

PIN 37511-0121

PIN 37511-0090

PART 10

PART 13
EPIRE
ROAD

PART 6
PART 7
PART 8
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PART 100

WANAPITEI LAKE

SCALE 1 : 1000



68 of 84

NOTE
DISTANCES SHOWN HEREON ARE IN METERS AND CAN
BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

Summary of Consultation

Bell Site W5066 SKEAD, City of Greater Sudbury

Bell Mobility is constantly striving to improve and expand its infrastructure to meet the ever growing demand for high quality reliable wireless voice and data service. As the number of wireless users and various types of wireless devices increases, Bell Mobility's network is burdened by a combination of poor voice and data quality resulting in high "dropped" call rates and customer complaints.

Proposed New Tower Location:

Landowner: Ron Tessier, Irene Tessier
Municipal Address 1139 West Bay Road, Garson
Legal Description: Parcel 12267 SEC SES; Pt Summer Resort Location 64, PL M137;
PIN 73511-0002(LT)
Tower Base Coordinates: N46° 41' 33.94" W80° 47' 01.06"
Site Access: Access to the tower site is proposed via the new entrance on the west side of West Bay Road. An entrance permit has been applied for; the receipt is attached

Tower Description

The proposed tower is a 76m self-support, with a 6' x 8' equipment shelter located at the base of the tower.

Purpose of the Tower

The purpose of this tower is to provide wireless broadband service to Lake Wahnapiatae and the Community of Skead. There is currently no cellular service available in this area.

Telecommunications Policy Requirements

Bell Mobility is regulated and licensed by Industry Canada to provide inter-provincial wireless voice and data services. As a federal undertaking, Bell Mobility is required by Industry Canada to consult with land-use authorities in siting tower locations. The consultation process established under Industry Canada's authority is to allow local land use authorities the opportunity to address land use concerns, providing meaningful input while respecting the federal governments exclusive jurisdiction in the siting and operation of wireless and data systems.

As the provisions of the Ontario Planning Act and other municipal by laws and regulations do not apply to federal undertakings, Bell is however required to follow established and documented wireless protocols or processes set forth by local land use authorities.



City of Greater Sudbury Telecommunications Policy

Bell Mobility acknowledges that the City of Greater Sudbury has a Telecommunications Policy in place and has followed the process as outlined.

The proposed telecommunications facility falls under the category of “significant structure”:

- towers 16.6 metres in height and greater, and located closer than 300 metres from a residential dwelling, Residential Zone or Residential District.

Accordingly, the following protocol was completed:

- a notification package was mailed on August 6, 2014 to all property owners within a radius of three times the tower height of the proposed tower (228m), measured from the tower base, and to Eric Taylor, Manager of Development Approvals, Ward Councillor Dave Kilgour, and Industry Canada. The mailing list is attached, derived from the survey sketch prepared by Terry DelBosco, OLS.
 - the notification brochure, attached, included the survey sketch depicting the tower location, the tower height, and radius of three times the tower height, as well as Health Canada brochures in reference to Health and Safety (attached), and photo renderings (attached). The last day to receive comments was September 5, 2014.
- a neighbourhood meeting was held on August 19th, 2014 at 7:00 P.M. at the Skead Community Centre, 3971 Skead Road, Skead. The meeting was hosted by Deborah Williamson, Bell Mobility Real Estate Contractor, and attended by two Bell Mobility representatives, Steve Stone-RF Engineer, and Mike Powell-Construction Manager.
- a newspaper notice was published in The Sudbury Star on August 8, 2014 which provided the location and height of the proposed tower, the time, date, and location of the neighbourhood meeting, and the invitation to provide comments.

Responses from the Public

Public Meeting - There was one attendee at the public meeting on August 19th; Colette Stephen, 68 MacLennan Dr, Skead, who had no objection to the tower or its location.

Correspondence – A “return to sender” notice was received on September 5, 2014, advising that there was no such address at 1117 Skead Road, Garson. Deborah Williamson contacted the property owners, Paul and Lise Lizotte, on September 6th and forwarded the notification package to them by email. They responded that they were in agreement with the tower. The email correspondence is attached.

Co-Location

As required by Industry Canada, and the objective of the City’s Telecommunication Policy, a review of existing towers for co-location was investigated. There are no existing towers located in this area. The proposed tower will accommodate additional carriers should another carrier express interest in this tower location. Bell is open to co-location on its towers.



**Bell Mobility W5066 Skead
76m Self-Support Tower**



Request for Decision

Proposed Telecommunications Tower, Bell Mobility, PIN 73521-0407, Part Lot 11, Concession 1, Norman Township, City of Greater Sudbury - 31 Frank Street, Capreol

Presented To:	Planning Committee
Presented:	Monday, Sep 29, 2014
Report Date	Thursday, Sep 11, 2014
Type:	Routine Management Reports

Recommendation

THAT the City of Greater Sudbury advise Industry Canada that they concur with the issuance of a licence for the development of a 76 metre high self support telecommunications tower at, PIN 73521-0407, Part Lot 11, Concession 1, Norman Township, City of Greater Sudbury by Bell Mobility.

Background

Applications for telecommunications facilities are under the jurisdiction of Industry Canada. Industry Canada requires that the proponent of a new telecommunication facility must consult with the municipality and indicate whether the municipality concurs with the application. It is noted that telecommunications facilities are not subject to municipal zoning regulations and municipal concurrence is not necessarily required in order for Industry Canada to issue a licence.

Bell Mobility is proposing the construction of a 76 m (250 ft.) high telecommunications self-support tower on lands located to the north of Frank Street in Capreol. The closest dwelling to the tower is located approximately 220 m to the south at 24 Randolph Street. To the north is forested Crown land and to the west is a large forested Rural zoned property. Approximately 200 m to the south is Foch Street and the start of a residential area which extends further to the south along Lloyd, Randolph, James, Frank and other streets to the east. To the east of the tower is most of the 6.6 ha (16.5 acre) property on which the tower is to be located and Crown lands further to the east.

Bell Mobility has advised that the tower is intended to provide capacity relief and service to underserved areas in Capreol and to provide HSPA/LTE (high speed packet access and long term evolution wireless broadband technology) service to Hanmer Lake and Frenchman Lake.

Co-location Opportunities

Signed By

Report Prepared By

Eric Taylor
Manager of Development Approvals
Digitally Signed Sep 11, 14

Recommended by the Division

Mark Simeoni
Acting Director of Planning Services
Digitally Signed Sep 11, 14

Recommended by the Department

Paul Baskcomb
Acting General Manager of Growth & Development
Digitally Signed Sep 11, 14

Recommended by the C.A.O.

Doug Nadorozny
Chief Administrative Officer
Digitally Signed Sep 12, 14

As required by Industry Canada and the City's Telecommunications Policy, existing communication towers, water towers and other structures need to be considered by proponents prior to a new tower being installed. Bell Mobility has advised that the existing CN tower located in Capreol is too light to accommodate Bell Mobility's equipment loading and would not provide adequate coverage of the targeted areas for service. Bell Mobility has indicated that the tower will accommodate additional carriers should another carrier express interest in locating on the tower.

Tower Proposal

Below is a summary of the details of the proposed tower.

- Tower type – 76 m high self-support;
- 1.6 m x 2.4 m equipment shelter located at the base within an enclosed 3.3 m high prefabricated galvanized steel shelter with a 2.5 m high chain link security fence;
- Access to the tower will be from a new access driveway to the tower which will link with the existing driveway which provides access to Frank Street for the residence on the property
- The structure will meet Transport Canada's aeronautical obstruction marking requirements in Canadian Aviation Regulations, Standard 621

Bell has also advised that the tower will comply with Health Canada's Safety Code 6 limits and that the antenna system will be constructed in compliance with the National Building Code. Prior to installation NAV Canada and Transport Canada must review and approve assessment applications for the tower.

Department and Agency Comments

Traffic and Transportation Section

No concerns

Building Services

The tower will not require a building permit, however any building greater than 108 sq. ft. will require a building permit and regardless of size meet zoning setbacks.

Public Consultation

In accordance with the Council adopted Telecommunication Facilities Policy, this tower is classified as "significant" as it is greater than 16.6 m in height and is located within 300 m (984 ft.) of a residential dwelling, residential zone or Living Area Designation in the Official Plan.

In accordance with the City's policy, for "significant" structures the proponent was required to hold a neighbourhood meeting and provide notice in the following manner:

- newspaper notice
- a notice mailed to all property owners within 228 metre radius from the base of the tower, (3 times the height of the tower)
- notice to the Ward Councillor
- notice to the Director of Planning Services
- notice to Industry Canada

Bell has advised that in accordance with the City Telecommunications policy, on August 6, 2014 they mailed

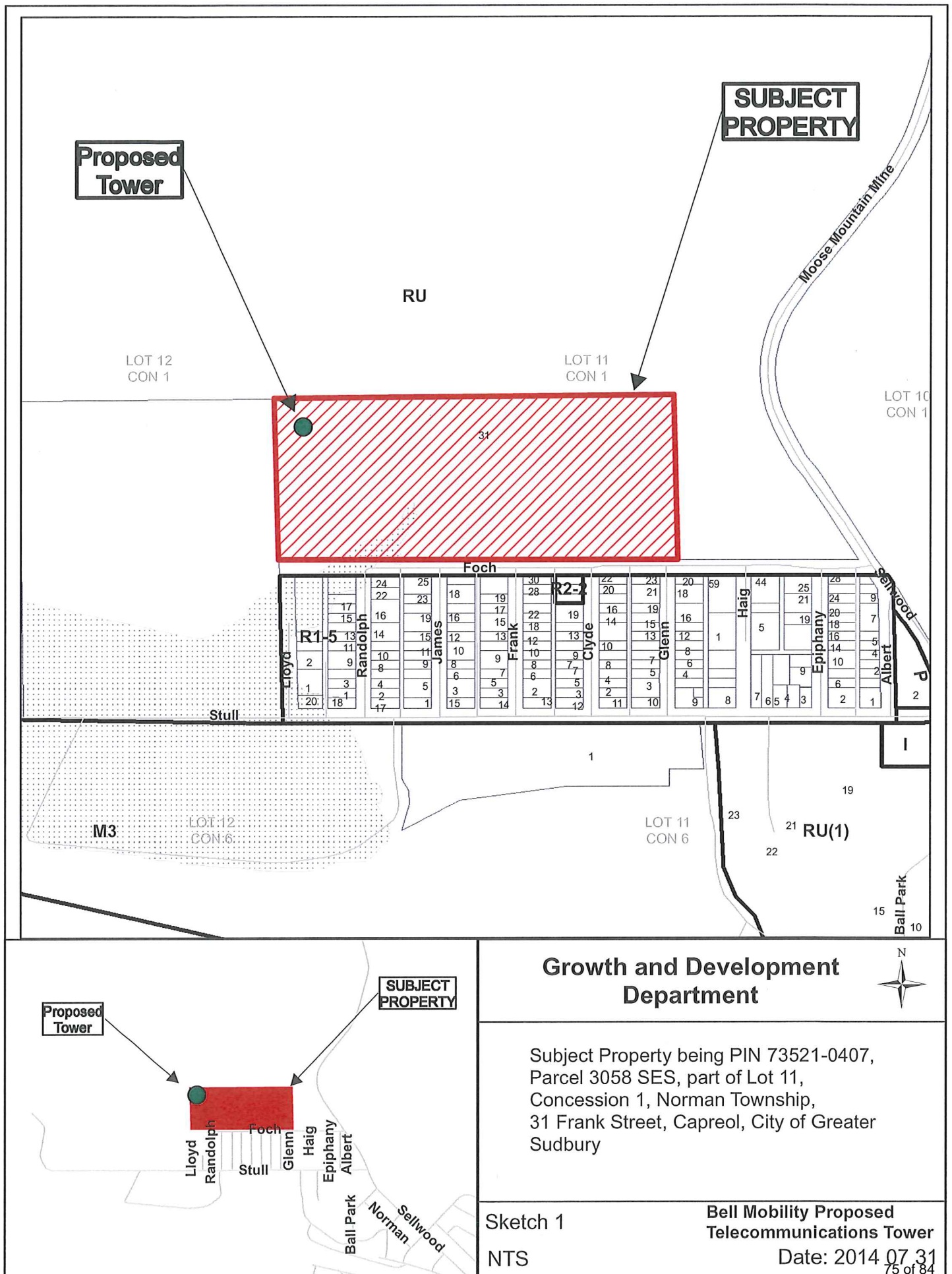
a notice to 6 property owners located within 228 metres from the base of the tower as well as Industry Canada, the Ward 9 Councillor and the City Planning Department. The notice included a survey sketch depicting the tower location, tower height and requesting comments by September 5, 2014. In addition, Bell placed a notice in the Sudbury Star on August 8, 2014 providing the public the opportunity to make written submissions via mail or email and the timing and location of the public information session which was held on August 18 at 7 PM at the Capreol Community Centre, 20 Meehan Avenue, Capreol. Bell has advised that in addition to the two owners of the land on which the tower is to be located one member of public, a resident owning the abutting property to the west, attended the information session.

Bell has advised that the abutting property owner to the west had no objection to the tower or its location but questioned why an access road could not be built from Lloyd/Foch Streets since this would enable him to gain more access to his property. The resident was advised that Bell and the owner had agreed to use the existing driveway on 31 Frank Street, as the north end of Lloyd and the west end of Foch Streets are unopened road allowances and a creek crossing would also need to be constructed on the road allowance.

Bell received one email from a resident from Randolph Street, questioning why he had not received a notice and expressing that the tower would be an eyesore and suggesting other locations where the tower could be located. Bell responded to the resident advising that his property was located outside of the three times the tower height (228 m) notification radius from the base of the tower. The resident suggested the use of Bell Canada lands located approximately 185 m to the east of Sellwood Avenue. Bell has advised that the 61 m (200 ft.) high tower on this property was dismantled in 2007 as it could not obtain access to it over Crown land from the Ministry of Natural Resources. Bell has noted that this landlocked property and former tower location was not considered as a candidate area for the new tower as it is located too far east of the target service area of Hanmer and Frenchman Lake.

Summary

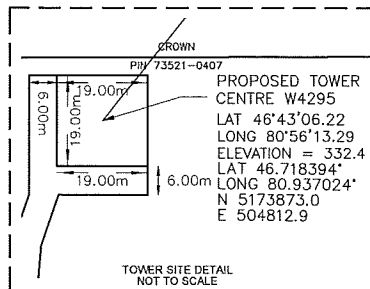
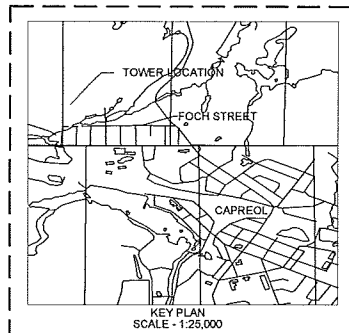
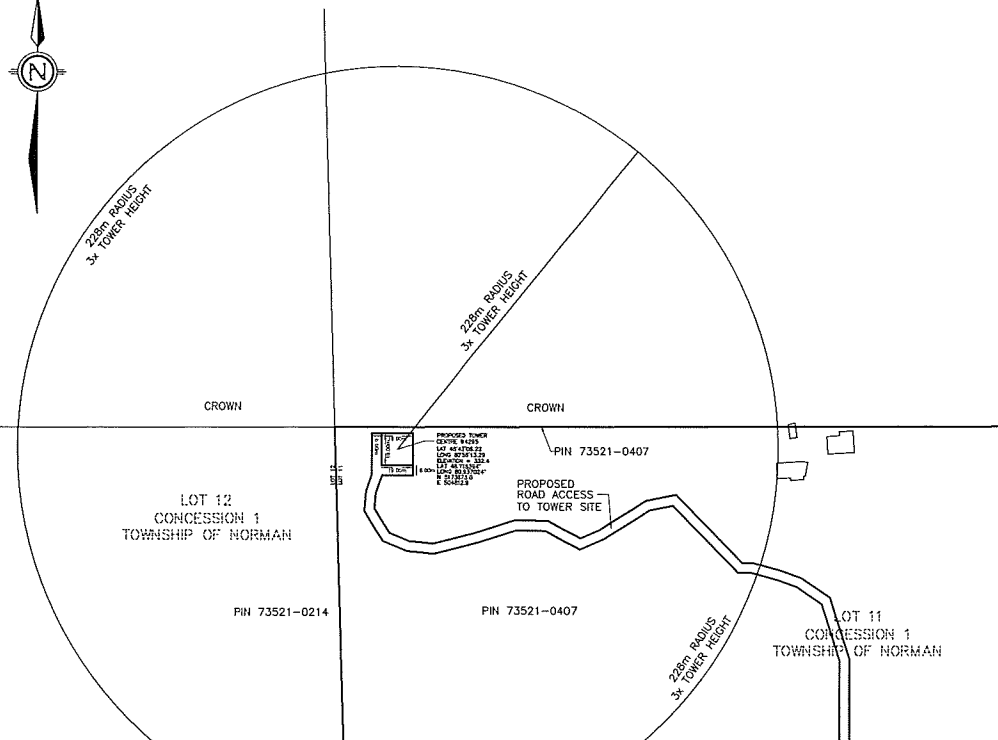
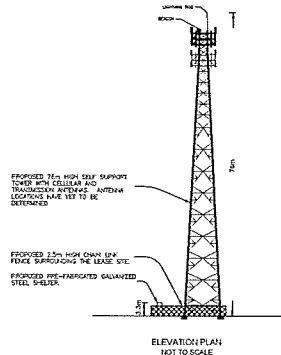
In conclusion, Bell Mobility has completed the consultation requirements under the City's Telecommunications Facility Policy and has considered opportunities for co-location. One member of the public attended the public information meeting and written comments were received from one other member of the public on the proposed tower. It is recommended that Industry Canada be advised of the City's concurrence with the licence application.



PROPOSED TOWER LOCATION W4295 CAPREOL
31 FRANK STREET - GEOGRAPHIC TOWNSHIP OF NORMAN

PROPOSED TOWER
CENTRE W4295
LAT 46°43'06.22
LONG 80°56'13.29
ELEVATION = 332.4
LAT 46.718394°
LONG 80.937024°
N 5173873.0
E 504812.9

PROPOSED TOWER
COMPOUND AREA = 361sq.m
PROPOSED ACCESS/ PARKING
/TURN AROUND
AREA = 2814 sq. m



REGISTERED PLAN M-70 "A"										REGISTERED PLAN M-70 "A"									
213	212	211	210	208	206	207	206	205	204	203	202	201	200	185	184	183	182	181	180
179	178	177	176	175	174	173	172	171	170	169	168	167	166	165	164	163	162	161	160
159	158	157	156	155	154	153	152	151	150	149	148	147	146	145	144	143	142	141	140
139	138	137	136	135	134	133	132	131	130	129	128	127	126	125	124	123	122	121	120
119	118	117	116	115	114	113	112	111	110	109	108	107	106	105	104	103	102	101	100
99	98	97	96	95	94	93	92	91	90	89	88	87	86	85	84	83	82	81	80
79	78	77	76	75	74	73	72	71	70	69	68	67	66	65	64	63	62	61	60
59	58	57	56	55	54	53	52	51	50	49	48	47	46	45	44	43	42	41	40

LOT 12
CONCESSION 6
TOWNSHIP OF CAPREOL

LOT 11
CONCESSION 6
TOWNSHIP OF CAPREOL

BELL MOBILITY SITE W4295 CAPREOL
SKETCH SHOWING THE LOCATION
PROPOSED TOWER SITE
AND ACCESS ROAD TO TOWER SITE

PART OF
LOT 11
CONCESSION 1
GEOGRAPHIC TOWNSHIP OF NORMAN
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY
TERRY DEL BOSCO, ONTARIO LAND SURVEYOR
2014

SCALE 1 : 2000
0 40 80 120 METRES
TULLOCH GEOMATICS INC.

METRIC
DISTANCES AND COORDINATES SHOWN
HEREON ARE IN METRES AND CAN BE
CONVERTED TO FEET BY DIVIDING BY 0.3048
SURVEYOR'S CERTIFICATE
I CERTIFY THAT
THE FIELD SURVEY FROM WHICH THIS SKETCH
HAS BEEN DERIVED WAS COMPLETED ON
JULY 30, 2014

SUDBURY, ONTARIO TERRY DEL BOSCO

TULLOCH

1942 REGENT STREET SUDBURY, ONTARIO
UNIT L P3E 5V5 705-671-2295
FILE 145619 SKETCH2 76-0184

Summary of Consultation

Bell Site W4295 CAPREOL, City of Greater Sudbury

Bell Mobility is constantly striving to improve and expand its infrastructure to meet the ever growing demand for high quality reliable wireless voice and data service. As the number of wireless users and various types of wireless devices increases, Bell Mobility's network is burdened by a combination of poor voice and data quality resulting in high "dropped" call rates and customer complaints.

Proposed New Tower Location:

Landowner: Bryan Jacques; Natasha Saradoc
Municipal Address: 31 Frank Street, Capreol
Legal Description: Part of Lot 11, Conc 1, Township of Norman; PIN 73521-0407
Tower Base Coordinates: N46° 43' 06.22" W80° 56' 13.29"
Site Access: Access to the tower site is proposed via the existing driveway at 31 Frank Street.

Tower Description

The proposed tower is a 76m self-support, with a 6' x 8' equipment shelter located at the base of the tower. Access is proposed via the existing driveway at 31 Frank Street.

Purpose of the Tower

The purpose of this tower is to provide capacity relief and service to unserved areas in the Town of Capreol and to provide HSPA/LTE service to Hanmer Lake and Frenchman Lake. The Town of Capreol is currently being served by Bell Mobility W1936 Linden, located on Linden Drive.

Telecommunications Policy Requirements

Bell Mobility is regulated and licensed by Industry Canada to provide inter-provincial wireless voice and data services. As a federal undertaking, Bell Mobility is required by Industry Canada to consult with land-use authorities in siting tower locations. The consultation process established under Industry Canada's authority is to allow local land use authorities the opportunity to address land use concerns, providing meaningful input while respecting the federal governments exclusive jurisdiction in the siting and operation of wireless and data systems.

As the provisions of the Ontario Planning Act and other municipal by laws and regulations do not apply to federal undertakings, Bell is however required to follow established and documented wireless protocols or processes set forth by local land use authorities.



City of Greater Sudbury Telecommunications Policy

Bell Mobility acknowledges that the City of Greater Sudbury has a Telecommunications Policy in place and has followed the process as outlined.

The proposed telecommunications facility falls under the category of “significant structure”:

- towers 16.6 metres in height and greater, and located closer than 300 metres from a residential dwelling, Residential Zone or Residential District.

Accordingly, the following protocol was completed:

- a notification package was mailed on August 6, 2014 to all property owners within a radius of three times the tower height of the proposed tower (228m), measured from the tower base, and to Eric Taylor, Manager of Development Approvals, Ward Councillor Dave Kilgour, and Industry Canada. The mailing list is attached, derived from the survey sketch prepared by Terry DelBosco, OLS.
 - the notification brochure, attached, included the survey sketch depicting the tower location, the tower height, and radius of three times the tower height, as well as Health Canada brochures in reference to Health and Safety (attached), and photo renderings (attached). The last day to receive comments was September 5, 2014.
- a neighbourhood meeting was held on August 18th, 2014 at 7:00 P.M. in the Capreol Community Centre–Arena Hall, 20 Meehan Ave, Capreol. The meeting was hosted by Deborah Williamson, Bell Mobility Real Estate Contractor, and attended by two Bell Mobility representatives, Steve Stone-RF Engineer, and Mike Powell-Construction Manager.
- a newspaper notice was published in The Sudbury Star on August 8, 2014 which provided the location and height of the proposed tower, the time, date, and location of the neighbourhood meeting, and the invitation to provide comments.

Responses from the Public

Public Meeting

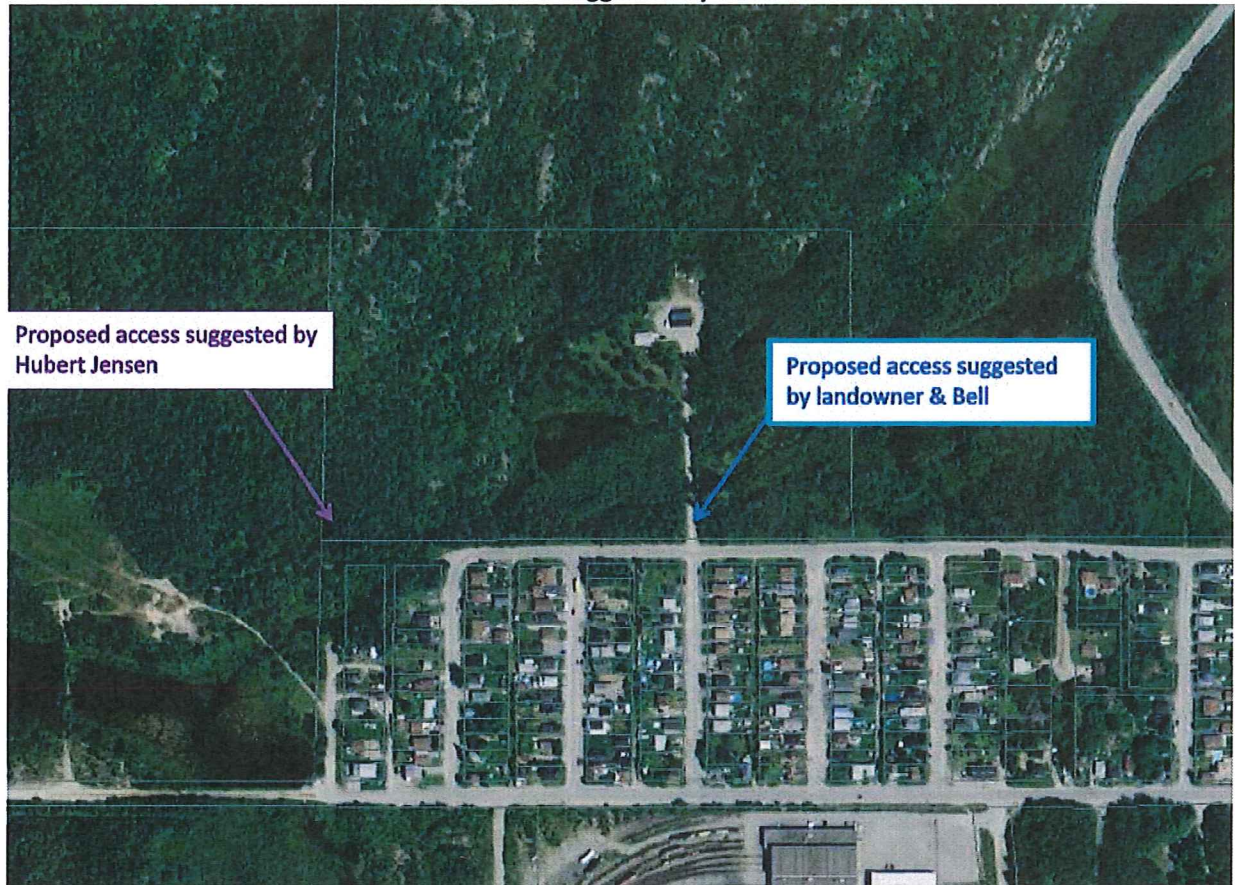
There were three attendees at the public meeting on August 18th:

- Hubert Jensen, 7 Lincoln Cres, Capreol
- Bryan Jacques, 31 Frank Street, Capreol (subject land landowner)
- Natasha Saradoc, 31 Frank Street, Capreol (subject land landowner)

Hubert Jensen had no objection to the tower or its location; however, he questioned why the access road could not be built from Lloyd/Foch Street, as depicted below, since this would enable him to gain access to his property. Both Bell Mobility and the landowner explained to Mr. Jensen, that both parties agreed to utilize the existing driveway, as Lloyd/Foch is an unopened road allowance and a bridge would have to be constructed to cross over the creek.



Alternate Access suggested by Hubert Jensen



Correspondence

There was one response from the public. An email from David Bean was received on August 25, 2014. Mr. Bean questioned why he had not received a notification and expressed his opinion that the tower would be an eyesore. He suggested a number of other locations where the tower could be located. Deborah Williamson, Bell Mobility Representative, responded on August 27, 2014, explaining the reason that Mr. Bean was not notified was that his property was not within the 3x tower height radius; she also provided answers to his questions regarding alternate tower locations. Mr. Bean responded on August 28, 2014 suggesting a location where a previous tower had stood for 40 years and commented that he would have an unobstructed view of the proposed tower location compared to the properties which were notified. Deborah Williamson responded September 2, 2014 and September 7th with information regarding the dismantled tower and property. Brian Reurink, Property Manager for Nexacor, confirmed that the tower was a 200' Bell Canada tower, located on Bell Canada property which is landlocked. It was dismantled in 2007 because it was no longer in use, however, the major reason it was dismantled was because Bell Canada could not obtain road access to it over Crown land from the Ministry of Natural Resources.



A base map showing the Bell Canada landlocked property and former tower location is depicted below. This area of Capreol was not considered as a candidate area for the new proposed tower since it's too far east of the target service area of Hanmer Lake and Frenchman Lake.



Co-Location

As required by Industry Canada, and the objective of the City's Telecommunication Policy, a review of existing towers for co-location was investigated. The CN tower, in the center of the Town of Capreol, was considered and investigated. Unfortunately, it is not a suitable candidate for a co-locate as it cannot accommodate Bell Mobility's equipment loading. It is also within a working rail yard, which is a safety concern for access and rigging work.

The proposed tower will accommodate additional carriers should another carrier express interest in this tower location. Bell is open to co-location on its towers.

Bell Tower

Capreol – W4295

76m Self Support Tower

46°43'5.69"N - 80°56'13.66"W



August 6, 2014

Rendering A: Picture taken from the SW corner of the main building (Address: 31 Frank Street).



Rendering B: 46°42'59.62"N 80°56'9.67"W (Closest Address: 24 Randolph Street)



Rendering C: 46°43'0.38"N 80°55'59.89"W (Closest Address: 30 Frank Street)



Rendering D: 46°42'41.51"N 80°55'22.96"W (Closest Address: 12 Norman Ave.)



Rendering E: 46°42'33.99"N 80°55'35.15"W (Closest Address: 26 Young Street)

