

Presented To:	Planning Committee
Presented:	Monday, Nov 05, 2018
Report Date	Thursday, Oct 11, 2018
Type:	Public Hearings
File Number:	751-3/17-7

Request for Decision

Ranger Wrecking and Salvage Inc. – Application for zoning by-law amendment in order to permit the construction of a new warehouse building, tent shelter, weigh scale, office trailer and accessory buildings as part of the existing salvage and wrecking yard, 265 Bodson Drive, Hanmer

Resolution

THAT the City of Greater Sudbury approves the application by Ranger Wrecking and Salvage Inc. to amend Zoning By-law 2010-100Z to change the zoning from “RU”, Rural to “RU(S)”, Rural (Special) on those lands described as PIN 73492-0242, Parcel 21875 SES, Lot 11, Concession 6, Township of Garson, as outlined in the report entitled “Ranger Wrecking and Salvage Inc.” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of November 5, 2018, subject to the following conditions:

1. That the amending by-law provide that:
 - a. In addition to the uses permitted in a “RU”, Rural zone a salvage or wrecking yard be a permitted use;
 - b. The maximum area of all buildings associated with the salvage or wrecking yard use shall not exceed 300 m²;
 - c. The minimum setback from the front lot line for all buildings and structures associated with the salvage or wrecking yard use shall be 50 m;
 - d. No outdoor storage shall be permitted within the front yard of the buildings associated with the salvage wrecking yard and shall not be permitted within 25 m of the westerly side lot line.
 - e. An opaque fence with a minimum height of 2.2 m shall be provided along the westerly lot line extending from 10 m back from the front lot line to the rear lot line;
 - f. A five metre wide planting strip shall be provided along the front lot line; and
2. That the lands be subject to site plan control pursuant to Section 41 of the Planning Act.

Signed By

Report Prepared By

Eric Taylor
Manager of Development Approvals
Digitally Signed Oct 11, 18

Recommended by the Division

Jason Ferrigan
Director of Planning Services
Digitally Signed Oct 15, 18

Financial Implications

Jim Lister
Manager of Financial Planning and Budgeting
Digitally Signed Oct 19, 18

Recommended by the Department

Tony Cecutti
General Manager of Growth and Infrastructure
Digitally Signed Oct 19, 18

Recommended by the C.A.O.

Ed Archer
Chief Administrative Officer
Digitally Signed Oct 24, 18

Relationship to the Strategic Plan / Health Impact Assessment

The application to amend the Zoning By-law is an operational matter under the Planning Act to which the City is responding.

Report Summary

This application reviews a rezoning application that would permit the construction of a new warehouse building, weigh scale, office and other accessory buildings on a property where a legal non-conforming salvage and wrecking yard use has been located since the 1970s. The application is recommended for approval with a limitation on the maximum area of the buildings to be constructed, limitations on the location of outdoor storage, fencing and planting strip requirements and that the lands be subject to site plan control which will assist in the implementation of buffering and landscaping on the property.

Financial Implications

If approved, this would result not result in development charges due to the availability of credits on the demolition of a shed in 2017. Any change in taxation is unknown at this time as the change in land use designation may increase the assessment value.

Title: Ranger Wrecking and Salvage

Date: October 9, 2018

STAFF REPORT

Applicant:

Ranger Wrecking & Salvage Inc.

Location:

PIN 73492-0242-0160, Parcel 21875 SES, Lot 11, Concession 6, Township of Garson (265 Bodson Drive)

Official Plan and Zoning By-law:

Official Plan

The lands are designated "Rural" permitting residential, agricultural, conservation, mineral exploration, resource based rural industrial/commercial, resort and shoreline commercial and public uses. A salvage wrecking yard is not a permitted use in this designation, however, the use is considered a legal non-conforming use that has been existing on the lands since at least 1971 predating the 1978 Region of Sudbury Official Plan as well as the current [Official Plan](#) adopted in 2006. The use also pre-dates the first zoning by-law applying to the subject lands, being the former Town of Valley East Zoning By-law 83-300 which came into effect in 1983 zoning the lands "RU", Rural.

The policies as set out in Section 20.5.5 below, respecting non-conformity apply to this application.

20.5.5 Non-conformity

A number of existing land uses do not conform with the designations and/or policies of this Plan. With respect to these non-conforming uses, the following policies shall apply:

1. Existing residential buildings which do not conform with the land uses designations and/or policies of this Plan may be a permitted use in the implementing Zoning by-law, notwithstanding that such buildings may not necessarily conform with all other requirements of the Zoning By-law.
2. Non-residential uses which do not conform with the land use designations of this Plan, but which are in conformity with the existing Zoning By-law, may be placed in zones which permit these uses.
3. It is the intent of Council to eliminate those non-residential uses existing at the time of adoption of this Plan that are incompatible with surrounding uses, and which do not conform to the land use provisions of the Zoning By-law, nor to the land use designations of this Plan. However, Council may, through the adoption of a new Zoning By-law or through subsequent amendments to it, permit such uses, or an expansion, or change to such uses without an amendment to this Plan provided that such uses are or can be made compatible with the surrounding uses, and comply with the criteria below.
4. In considering the recognition of an established non-conforming use, or an application for an expansion, or change of such use, Council or the Committee of Adjustment shall have regard for the following criteria:
 - a. The proposal shall not aggravate the situation created by the existence of the use, especially in regard to the policies of this Plan and the requirements of the Zoning By-law applied to the area;

Title: Ranger Wrecking and Salvage**Date: October 9, 2018**

- b. The proposal will create minimal impacts on surrounding land uses with regard to noise, vibrations, fumes, smoke, odours, glare, traffic generating capacity, signs and other environmental matters;
- c. The neighbouring conforming uses will be protected, where necessary, by the provisions of landscaping, buffering or screening; appropriate setbacks for buildings and structures;
- d. The traffic and parking conditions of the vicinity will not be adversely affected by the application, and traffic hazards will be kept to a minimum by the appropriate design or access and egress points to, from and over the site; or through the improvement of site conditions, especially in proximity to intersections;
- e. Adequate provisions have been or will be made for off-street parking and loading facilities;
- f. Municipal services such as water, sanitary sewers, storm sewers and roads are adequate, or can be made adequate.

Zoning By-law

The salvage/wrecking yard use was established on the subject lands in the early 1970's prior to any zoning being in effect on the property. The salvage/wrecking yard use is considered to be legal non-conforming. The subject lands are zoned "RU", Rural under [Zoning By-law 2010-100Z](#). The Rural zone permits agricultural, forestry, garden nursery and public utility uses along with animal shelters, kennels, hunting or fishing camps, veterinary clinics, single detached, seasonal and mobile home dwellings, bed and breakfast establishments and accessory uses. A salvage or wrecking yard use is not a permitted use in the Rural zone and as such an amendment to the Zoning By-law is required to permit the construction of the new structures related to the legal non-conforming salvage and wrecking yard.

Site Description & Surrounding Land Uses:

The subject property is comprised of approximately 0.8 ha (2 acres), with approximately 91 m of frontage onto the south side of Bodson Drive. The lot is relatively flat and is occupied by a one storey single detached dwelling with an approximate area of 165 m² and a wrecking yard with salvaged vehicles. An approximate 400 m² shed used in the salvage and wrecking business was demolished in 2017 as authorized in building permit B17-0453, issued on May 9, 2017. The wrecking and salvage use is also located on the abutting lands to the south and east and is considered to be legal non-conforming having been in existence on the abutting parcel since at least 1975. Residential dwellings are located further to the east and on the abutting lot to the west and north of Bodson Drive.

Application:

To amend By-law 2010-100Z being the City of Greater Sudbury Zoning By-law from "RU", Rural to "RU(S)", Rural (Special) in order to permit the construction of new buildings and structures associated with a legal nonconforming salvage and wrecking yard use.

Proposal:

The owner of the property proposes to construct an approximate 145 m² warehouse, 111 m² covered tent and 36 m² office trailer along with locating a portable toilet and washroom trailer on the property. The total gross floor area of the buildings and structures associated with the salvage and wrecking yard is approximately 297 m², which is less than the approximate 400 m² shed that had been demolished in 2017. A 27.4 m long weigh scale is also proposed.

Title: Ranger Wrecking and Salvage**Date: October 9, 2018**

The applicant has advised that the traffic volumes at the property are approximately thirty to fifty cars per day and five to ten tri-axle trucks per day and one to three transport size trucks per day during the summer months, with only one transport truck per day in the winter.

Departmental/Agency Circulation:

Development Engineering has advised that the area is not serviced with municipal water or sanitary sewer and that they have no objection to the application. Roads, Active Transportation, Operations and Drainage Sections have no concerns with the application. The Nickel District Conservation Authority has also advised that it has no concerns with respect to the application on the subject lands.

Building Services has advised that outdoor storage shall be screened by opaque fencing with a minimum height of 2.2 m and a building permit will be required for all new buildings.

Traffic and Asset Management have reviewed the anticipated traffic volumes and are satisfied that the changes to the site would not create additional truck traffic. They have also noted that Bodson Drive is not a designated truck route and is subject to reduced load restrictions in the spring.

By-law Enforcement has advised that there have been four complaints documented with the City, with respect to the subject lands, all being in 2018. Three of the complaints, (two noise and one lighting), were in relation to a filming event that occurred on the property in September 2018 and the one other complaint in February 2018, related to the salvage/wrecking yard use/clearing of lands on the property.

Neighbourhood Consultation:

The statutory notice of public hearing was provided by newspaper along with a courtesy mail-out to property owners and tenants within a minimum of 240 metres of the property, which was expanded at the request of the Ward 6 Councillor.

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

The applicant advised that they distributed an information notice to neighbouring property owners that included information related to the application along with the owners contact information. In the letter distributed to the residents, the owner advised that they are planning on maintaining the same level of operation previously ran on the property with an increased customer experience. The applicant advised that the new construction which places the buildings further back on the property, would result in noise levels decreasing and the surrounding residents having a better enjoyment of their properties.

As of the date of this report, seven written responses have been received expressing concerns related to noise, traffic, visual appearance and environmental matters, which are attached to the report.

Planning Considerations:**[2014 Provincial Policy Statement](#)**

The application is consistent with the 2014 PPS as follows:

Title: Ranger Wrecking and Salvage

Date: October 9, 2018

The scale of development proposed with the new buildings, being less than what previously existed, and as a dry industrial use the development on the site can be sustained by the existing rural service levels and infrastructure that is planned and available. (Policies 1.1.5.4 and 1.1.5.5).

[Growth Plan for Northern Ontario](#)

The application does not result in any issues that conflict or do not conform with the Growth Plan for Northern Ontario.

Official Plan

The salvage/wrecking yard has been established on the subject lands and the abutting parcel to the south and east owned by the applicant, since the at least the early 1970s and is considered to be a legal non-conforming use with respect to the Zoning By-law. The owner is proposing to construct buildings with a total area of approximately 297 m² which is less than the 400 m² storage building that occupied the property until it was demolished in 2017. The former storage building was located 1.5 m from the westerly lot line whereas the proposed tent structure and warehouse building are proposed to be located approximately 10 m and 24 m from the westerly lot line with the office trailer and weigh scale located at greater distances from the easterly lot line.

The application demonstrates conformity with the Official Plan policies applied to non-conforming uses in Section 20.5.5 based on the following.

- a. The application presents an opportunity to improve the site by establishing minimum setbacks from the abutting sensitive land uses and addressing issues related to unscreened outdoor storage;
- b. Nuisance factors can be mitigated through the implementation of site plan control;
- c. The applicant is proposing opaque fencing and planting strips along the westerly lot line and the buildings are proposed at greater setbacks from the westerly lot line than what existed with the former warehouse building;
- d. There is sufficient lot area to provide on-site parking and loading;
- e. There are no traffic hazards anticipated related to ingress and egress from the property;
- f. The proposed use is considered to be a dry industrial use, (producing less than 4,500 litres per day of effluent), which is appropriate from a servicing perspective in a location without municipal sewer and water services.

Conditions of Approval

The following conditions of approval are recommended to address the land use compatibility matters associated with the legal non-conforming salvage/wrecking yard use in the rural area.

1. In addition to the uses permitted in the Rural Zone a salvage or wrecking yard shall also be permitted;
2. The maximum area of all buildings on the property associated with the wrecking or salvage yard use shall be a maximum gross floor area of 300 m²;

Title: Ranger Wrecking and Salvage

Date: October 9, 2018

3. The minimum setback from the front lot line for all buildings and structures associated with the salvage or wrecking yard uses shall be 50 m;
4. No outdoor storage on the subject lands shall be permitted within the front yard of the buildings associated with the salvage wrecking yard and shall not be permitted within 25 m of the westerly side lot line;
5. An opaque fence with a minimum height of 2.2 m shall be provided along the westerly lot line extending from 10 m back from the front lot line to the rear lot line;
6. A five metre wide planning strip shall be provided along the front lot line; and
7. The owner shall enter into a site plan control agreement with the City. It is noted that the owner has already submitted an application for pre-consultation on a site plan application which was considered by the Sudbury Planning Application Review Team (SPART) in September 2018. Site plan control will address storm water management, the location of the driveway entrances and their paving, the location of outdoor storage areas, landscaping, fencing, parking and fire routes along with other matters.

Summary

The rezoning application to permit the construction of a new structures associated with the salvage/wrecking yard use provides an opportunity to improve the fencing, landscaping and location of outdoor storage and buildings on the property. Site plan control can also be used to ensure that any potential impacts on uses in the area are mitigated.

In conclusion, the application is considered to be consistent with the Provincial Policy Statement, and it conforms/does not conflict with the Growth Plan for Northern Ontario and is in conformity with the City's Official Plan and is recommended for approval as set out in the Resolution section of the report.

Appendix 1

Departmental & Agency Comments

File: 751-7/17-7

RE: Application for Rezoning – Ranger Wrecking and Salvage Inc.
PIN 73492-0242, Parcel 21875 SES, Lot 11, Concession 6, Township of Garson
265 Bodson Drive, Hanmer

Development Engineering

This area is not presently serviced with municipal water and sanitary sewer. We have no objections.

Traffic and Asset Management

We have reviewed the current and anticipated truck traffic volumes supplied by the owner and are satisfied that the changes to the site would not create additional truck traffic. However, we still have concerns that Bodson Drive is not a designated truck route and would note that Bodson Drive is subject to reduce load restrictions each spring.

Building Services

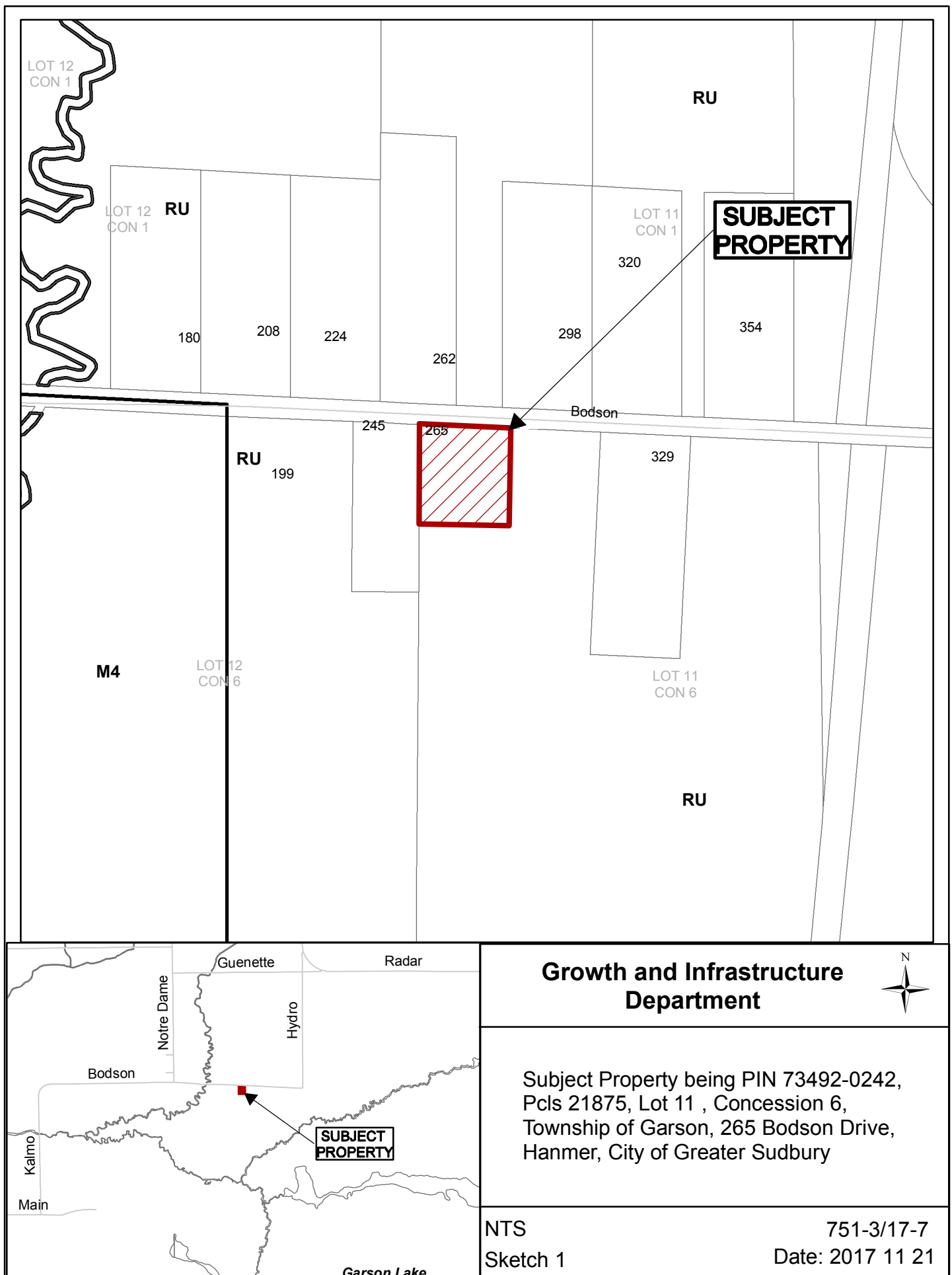
- 1) Outdoor storage shall be screened by opaque fencing with a minimum height of 2.2m.
- 2) A building permit will be required for all new buildings.

Nickel District Conservation Authority

No concerns.

By-law Enforcement

By-law Enforcement has advised that there have been four complaints documented with the City, with respect to the subject lands, all being in 2018. Three of the complaints, (two noise and one lighting), were in relation to a filming event that occurred on the property in September 2018 and the one other complaint in February 2018, related to the salvage/wrecking yard use/clearing of lands on the property.



CAUTION

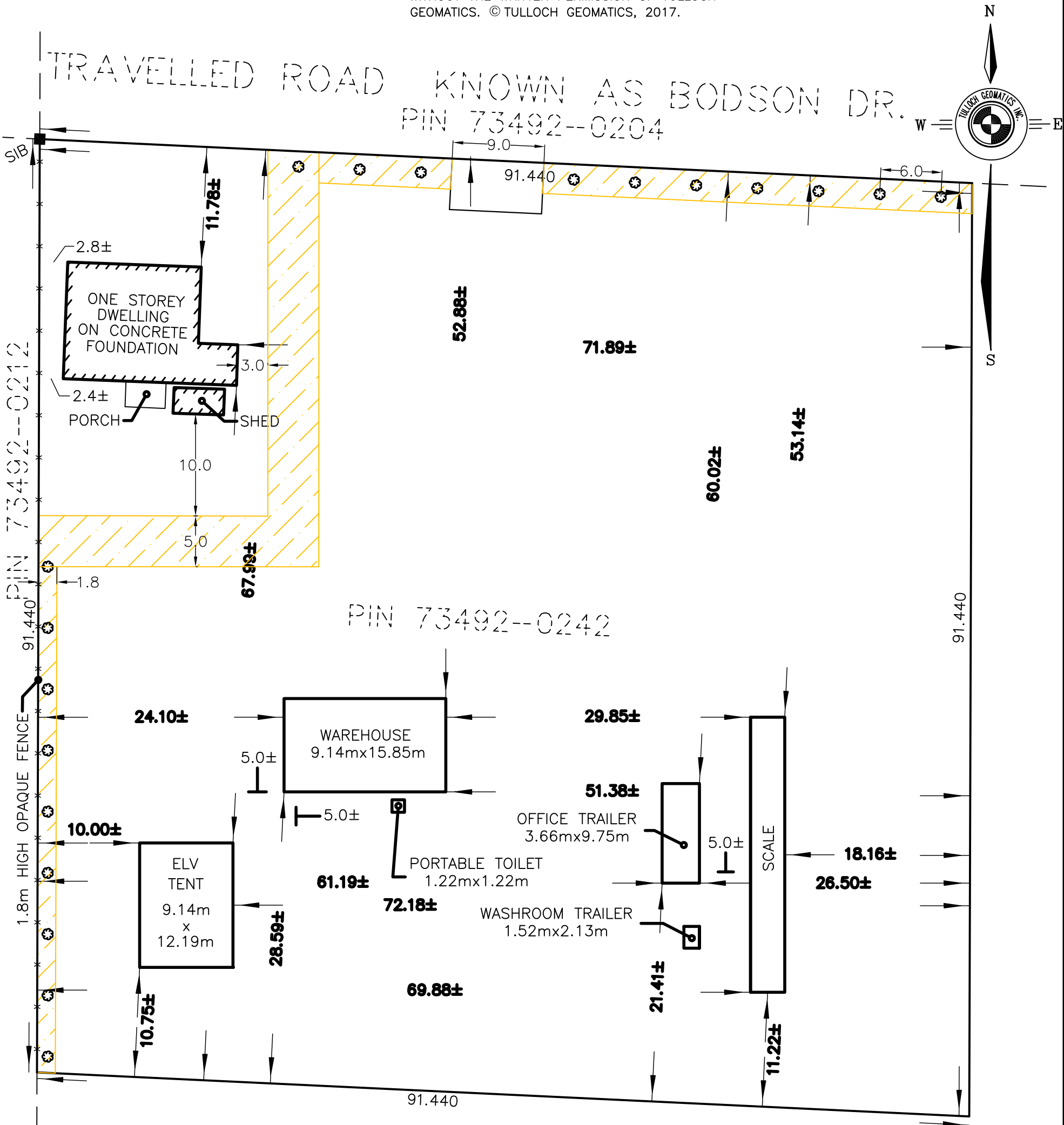
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXPECT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

NOTES

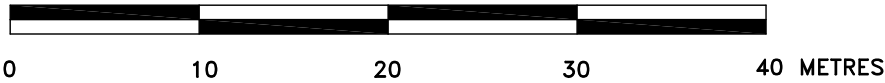
THE PROPERTY BOUNDARIES ILLUSTRATED ON THIS PLAN WERE SURVEYED ON JUNE 23, 2017 AND HAVE BEEN CONFIRMED.

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF TULLOCH GEOMATICS. © TULLOCH GEOMATICS, 2017.

SKETCH FOR
STRUCTURE CONSTRUCTION AT
265 BODSON DRIVE
SUDBURY, ONTARIO
OCTOBER 4, 2018



SCALE 1 : 400



LEGEND

- SIB DENOTES SURVEY MONUMENT FOUND
- SSIB DENOTES STANDARD IRON BAR
- IB DENOTES SHORT STANDARD IRON BAR
- RB DENOTES IRON BAR
- RPL DENOTES ROCK BAR
- DIST DENOTES ROCK PLUG
- M DENOTES DISTURBED
- PIN DENOTES MEASURED
- 1542 DENOTES PROPERTY IDENTIFIER NUMBER
- 919 DENOTES J. A. COLE, O.LS.
- 638 DENOTES W. J. HUGHES, O.LS.
- NOT TO SCALE DENOTES A. B. MCLENNAN, O.LS.
- HYDRO POLE DENOTES NOT TO SCALE

PARKING		
BUILDING:	AREA (sq.m)	NUMBER OF PARKING SPOTS
ONE STORY DWELLING	165± m ²	1
ELV TENT	111± m ²	6
WAREHOUSE	145± m ²	2
OFFICE TRAILER	36± m ²	2

TULLOCH

1942 REGENT STREET SUDBURY, ONTARIO
UNIT L P3E 5V5 705-671-2295

FILE 185313 SKETCH PREPARED BY S.S.

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

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXPECT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

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265 BODSON DRIVE

TOWNSHIP OF GARSON

CITY OF GREATER SUDBURY, ONTARIO
OCTOBER 4, 2018

TRAVELLED ROAD KNOWN AS BODSON DRIVE-

SCALE 1 : 500



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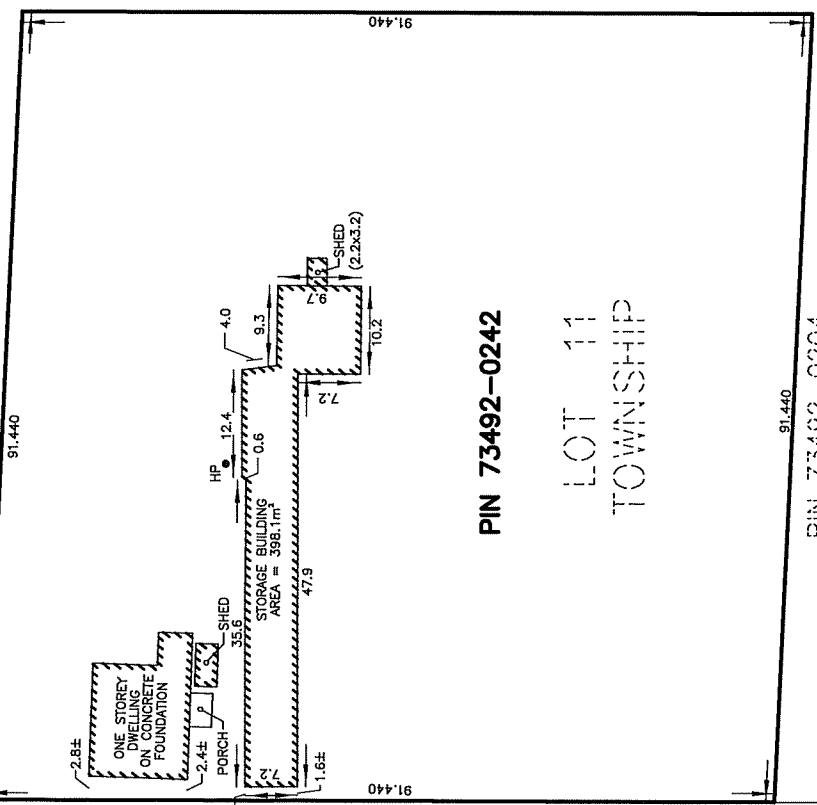
LOT 12 CON 5
PIN 73492-0212
15#

PIN 73492-0242

LOT 11
TOWNSHIP

CONCESSIONS OF GAY

PLAN SHOWING FORMER STORAGE BUILDING
DEMOLISHED IN 2017



LEGEND



DENOTES	SURVEY MONUMENT FOUND
DENOTES	STANDARD IRON BAR
DENOTES	SHORT STANDARD IRON BAR
DENOTES	IRON BAR
DENOTES	ROCK BAR
DENOTES	ROCK PLUG
DENOTES	DISTURBED
DENOTES	MEASURED
DENOTES	PROPERTY IDENTIFIER NUMBER
DENOTES	J. A. COLE, O.L.S.
DENOTES	W. J. HUGHES, O.L.S.
DENOTES	A. B. MCLENNAN, O.L.S.
DENOTES	NOT TO SCALE
DENOTES	HYDRO POLE

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TULLOCH

1942 REGENT STREET
UNIT L P3E 5V5
SUDBURY, ONTARIO
705-671-2295

FILE 185313 SKETCH PREPARED BY NIM

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



PHOTO 1 VIEW OF SUBJECT LANDS FROM BODSON DRIVE



PHOTO 2 VIEW OF EXISTING STRUCTURES ON SUBJECT LANDS

751-3/17-7 PHOTOGRAPHY OCTOBER 13, 2018



PHOTO 3 VIEW OF DWELLING LOCATED ON SUBJECT LANDS FROM BODSON DRIVE



PHOTO 4 DWELLING LOCATED AT 298 BODSON DRIVE ON NORTH SIDE OF BODSON DRIVE

751-3/17-7 PHOTOGRAPHY OCTOBER 13, 2018



PHOTO 5 VIEW OF LANDS LOCATED ON NORTH SIDE OF BODSON
DRIVE OPPOSITE ENTRANCE TO SUBJECT LANDS

File: 751-3/17-7
265 Bodson Dr.,
Hanmer
2016 COOP Photography



Bodson Drive East



Subject Property



File: 751-3/17-7
265 Bodson Dr.,
Hanmer
2017 Google Earth Imagery



Bodson Drive East



Subject Property



ET ✓

Norm Arseneault

3706 Hvdro Rd Hanmer ON P3P 1R2

RECEIVED

FEB 14 2018

PLANNING SERVICES

February 1, 2018

Greater Sudbury
Eric Taylor, MCIP, RPP
Manager of Development Approvals
Planning Services
Box 5000 STN A
Sudbury, ON P3A 5P3

Dear Mr Taylor,

I am writing in regards to your letter dated December 12, 2017 File:
751-3/17-7 in the matter of an application from Ranger Wrecking and
Salvage Inc.

I am a resident on Hydro Road in Hanmer. I moved here fifteen years ago to
a residential area for the peace and quiet. Hydro One on Hydro Rd and
Bodson Dr, and Ranger Wrecking and Salvage on
Bodson Dr have always been my neighbours which in itself have always
created enough traffic on "our little back roads". Since moving here,
Dominion Construction has also been developed, all within one kilometre
on Bodson Dr.

Rangers Wrecking and Salvage Inc, formerly a small family run business has
come forward with a proposed expansion. This expansion includes a new
warehouse building, tent shelter, weighing scale and office trailer and a
change from RU to RU(S).

The mention of the weigh scale is my concern. It implies heavy machine
traffic on Bodson Dr, "our little back road". As per the restriction on the
Bailey bridge on Kalmo Rd this would leave all the traffic on Hydro Rd or
Guenette. As per the location of the business, the natural flow of traffic from
Radar Rd would be on Hydro Rd which is my main concern.

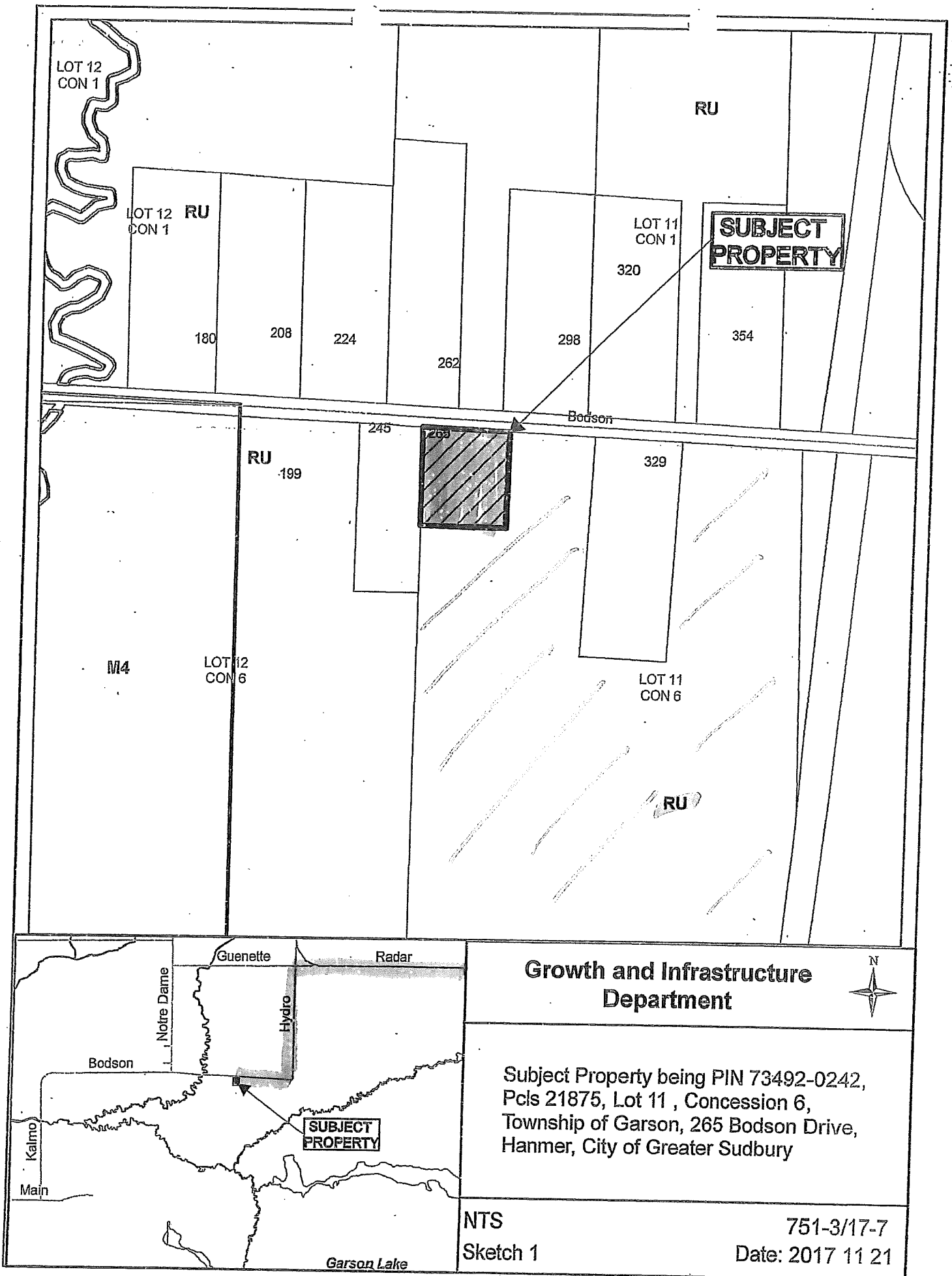
As it stands Dominion Construction by contract, must use Notre Dame. Will the new proposal include this specification as well.

I have seen the fencing company working on the property already, however, I would hope that these concerns be taken into consideration and I receive notification of any further developments.

Sincerely yours,

Norm Arseneault

P.S.
would like to be notified of
any hearings on this matter.
Thank you.



RECEIVED

FRI 2 0 2018

From: David Dumont
To: "eric.taylor@greatersudbury.ca" <eric.taylor@greatersudbury.ca>
Date: 2/20/2018 9:12 AM
Subject: File: 751-3/17-7
Attachments: scan 1.pdf; scan 2.pdf

Mr. Taylor,

Being residents of 262 Bodson Dr East In Hanmer, we are concerned about the mentioned application for expansion of the Rangers wrecking yard. I can't say we understand the logic of expanding a wrecking yard in a residential area. That is the land tax bracket we are in "RESIDENTIAL". We have children riding bikes, residents walking their dogs and enjoying the peacefulness. This is why we all purchased homes in that area. We don't need added noise, traffic, diesel odors and possible soil contaminations from vehicle fluids. We are all getting our water from sand points.

Let's talk about an eye sore for a second also..... We all work hard for our homes to look good and the hopes of one day being able to say to ourselves look what we accomplished. But when the time comes to sell, retire and have financial freedom, who's going to want to purchase my home when they see across the street in a residential area a pile of crushed cars, car parts, tent shelters, office trailers and out houses? Looks like I might be working for nothing at this point. How would that make you feel to have this proposed in your neighborhood MR. Taylor?

We didn't settle in that area to be in an industrial section to raise our families. Speaking of industrial sections.... we do have such sections in Val-Caron designated to this type of business. This is where that should be conducted, in the industrial section.

Please accept this as our disapproval of the proposed expansion of the Ranger wrecking yard.

Kindest regards....

David and Dana Dumont

RECEIVED

MAR 23 2018

PLANNING SERVICES

From: "Dubois, Marc"
To: "eric.taylor@greatersudbury.ca" <eric.taylor@greatersudbury.ca>
Date: 3/22/2018 3:57 PM
Subject: File 751-3/17-7 Ranger Wrecking & Salvage
Cc: "glen.ferguson@greatersudbury.ca" <glen.ferguson@greatersudbury.ca>, "re..."

Dear Mr. Taylor,

We reside at 3550 Notre-Dame Ave in Hanmer and was just made aware of the above application to expand Rangers Salvage. To suggest we are simply opposed to this application would be a huge understatement. To begin, a business such as this should never have been approved under an RU zoning let alone expanding it by rezoning as RU(S).

My chief concern is the environmental impact an auto salvage business would have through seepage of oil, gas, grease and antifreeze into this fertile land. The grounds surrounding this parcel is filled with wetlands including marshes, ponds and rivers feeding lakes in and around the GSA. Furthermore, most residents in this area including ourselves access drinking water through a sand point. Any contamination would result in the loss of our most important/critical asset!

My understanding is BM Metals owns up to 150 acres around the property in question. Approving this special zoning application would create a precedence which would certainly lead to further expansion of a business clearly meant to be commercial.

We would appreciate any advice on how we should proceed in voicing our opposition? In the meantime, we are prepared to begin a social media campaign to bring awareness to this matter.

Thank you for your attention and we look forward to next steps.

Marc & Helene Dubois
3550 Notre-Dame Ave
Hanmer ON
P3P 1X3

RECEIVED

MAR 21 2018

ET ✓
GF

Mr. Taylor,

PLANNING SERVICES

Being residents of 262 Bodson Dr East In Hanmer, we are concerned about the mentioned application for expansion of the Rangers wrecking yard. I can't say we understand the logic of expanding a wrecking yard in a residential area. That is the land tax bracket we are in "RESIDENTIAL". We have children riding bikes, residents walking their dogs and enjoying the peacefulness. This is why we all purchased homes in that area. We don't need added noise, traffic, diesel odors and possible soil contaminations from vehicle fluids. We are all getting our water from sand points.



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Please accept this as our disapproval of the proposed expansion of the Ranger wrecking yard.

Kindest regards....

File: 751-3117-7
David and Dana Dumont

RECEIVED

APR 20 2018

ET ✓

751-3/17-7

Eric Taylor
Planning Services Division
Box 5000, Station A
Sudbury, Ontario
P3A 5P3

PLANNING SERVICES

April 18, 2018

Re: Application for Rezoning of 265 Bodson Drive, Hanmer Ranger Wrecking & Salvage Inc.

Dear Mr. Taylor,

Please accept this letter as a request opposing the re-zoning for the allowance of the development for the "expansion of the existing salvage and wrecking yard located on the lands by the constructing of a new warehouse building, tent shelter, weighing scale, office trailer, and accessory washroom facilities" in a rural area.

Typically defined, "rural" areas have a low population density and small settlements. Agricultural areas are commonly **rural**, as are other types of areas such as forest". (1) This begs the question: what is **rural living**? A **rural** living is an open swath of land that has few homes or other buildings, and not very many people. A **rural** area population density is very low. On the other hand, many people live in an urban area, where homes and businesses are located very close to one another. (2)

Currently on 265 Bodson Drive, Hanmer is an office trailer and a whole lot of scrap cars with no activity as far as can be seen from the road. Surrounding the parameter of this blight property is chain-link fencing, leaving this grave site totally visible to Homeowners in the area.

In 1995 when we moved in this area, it was truly "rural". Since, we have seen within the parameter of Hydro Road and 265 Bodson Drive nine new homes erect not to mention seven businesses (old and new) including the growth of Ontario Hydro. This is all within an area of 2.1km. I ask you Mr. Taylor, does our new neighbourhood still fit the above definition of "rural" living. More upsetting is the possibility of the City of Sudbury approving the allowance for this huge development in our backyards allowing more traffic, more noise, more wear on our infrastructure in a zoning with no such classification. As a tax payer I ask how does this happen?

Based on the outlined claim for this development, Mr. Labrosse states in his letter that Ranger Wrecking & Salvage Yard is "planning on maintaining the same level of operation previously ran on the property." However, in another paragraph he is quoted by stating "as the current buildings no longer meet our operations requirement". These are contradictory statements to Homeowners in the area as his paradoxical intentions are not convincing as a fit among rural living. His potential development for business growth would mean more traffic, more transports, more noise, more ruin to our roads not to mention the constricted resale ability for our properties. Also to keep in mind is that this area does not have accessibility to urban advantages such as municipal water or fire hydrants. Consideration needs to be made towards potential fire and gasoline/oil spills from this business' inventory, especially when our drinking water comes directly from the ground (environmental concerns).

After doing a little research as to who is “Ranger Wrecking & Salvage Inc.”, it is not to be ignored that this company is affiliated with BM Metals Services Inc. on Foundry Road, who is controlled by Mansour Mining (Milad Mansour, President), along with Consolidated Logistics Inc., Consolidated Industrial Products, Sudbury Lime, and several other companies in the Mansour Group (3). Would it not look obvious, a great opportunity for Mansour Mining (MMTI), who is primarily in the metal business, to utilize this development under Ranger Wrecking & Salvage Inc. to its benefit – perhaps blindly to the municipality and again, in our backyards? Keeping in mind that MMTI is already labelling themselves as the “largest Canadian provider” for their products, they are also quoted as saying “We also intend to broaden our manufacturing footprint, both in Canada and abroad because one of the key constraints with this business is the cost of freight” (3). They are also quoted by saying “the foresight to build a rail spur right into the building” (3). Again quoted “That means you can load a 20-tonne slag bowl onto a rail car at the customer’s site and ship it right to our shop” (3). Coincidental that there is rail by Foundry Road, and rail by Bodson Drive....hardly seems so.

Looking at Lot 11, Concession 6, this is strikingly a huge parcel of land – not to mention the independent Homeowner dwelling in the middle of this parcel. It would be interesting to know if any of the stakeholders would allow this development in their backyard. With this huge parcel and knowing the marriage between MMTI, BM Metals Services Inc., and Ranger Wrecking & Salvage Inc., and also knowing the aggression in MMTI’s vision for future growth it is difficult to believe that this project is to remain in the operating capacity outlined in the “Subject Property” shown on the map.

One final point I would like to make to this matter is, after looking up the zoning charts under the City of Greater Sudbury, the information speaks the following language:

First off, the definition of Salvage & Wrecking Yard as per the City of Sudbury by-law:

“Salvage Or Wrecking Yard (By-law 2012-67Z) A place used for the wrecking or disassembling of vehicles or the storage, collecting, sale or resale of such wrecked or disassembled vehicles; a place where second-hand goods, including waste paper, bottles, automobile tires, clothing, other scrap materials and salvage are collected to be sorted and a place where used lumber and used building materials are stored, collected or sold”

Zoning By-Law 2010-100Z as speculated by Planning Services to amend:

Table 9.2 – Permitted Non-Residential Uses (By-law 2012-67Z) USE A RU RS SLS

- Agricultural Use
- Animal Shelter
- Forestry Use
- Hunting or Fishing Camp
- Garden Nursery
- Kennel
- Public Utility
- Veterinary Clinic

SPECIAL PROVISIONS FOR TABLES 9.2

1. Maximum number of dwelling units permitted on a lot – 1. 2. If mounted on a permanent foundation. 3. If on a legal existing waterfront lot. 4. Maximum number of private cabins – 1. Maximum gross floor area of 30.0 m² on any lot accessory to a permitted seasonal dwelling only. 5. Buildings housing livestock and manure handling facilities are subject to the Special Setback Provisions in Section 4.37.1 6. No non-residential building or structure directly associated with a kennel or with the cutting or sawing of timber shall be established or erected closer than 300.0 metres to a residential building or Residential (R) Zone. 7. Permitted within a single detached dwelling only. Maximum number of guest rooms – 2. 8. Only where such use constitutes a legal existing use. 9. Only within a permitted single detached dwelling. – Maximum number of beds -10. (By-law 2014-235Z)

I beg the question to you Mr. Taylor: how does a wrecking and salvage business fit in rural zoning? How did this site ever come to be in a rural area in the first place? As per below there is no such classification even in the previous zoning by-law (BY-LAW NO. 83-300 FOR THE TOWN OF VALLEY EAST DATE OF LAST UPDATE: May 2011):

SECTION 4 RU ZONE – RURAL:

USES PERMITTED

No person shall, within any RU Zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following RU uses, namely:

(i) an agricultural use; (ii) an animal hospital or shelter; (iii) a commercial kennel; (iv) a forestry use; (v) a garden nursery; (vi) a public use; (vii) a public utility; (viii) a veterinarian's clinic; (ix) any 1 of the following dwellings: 1. a single detached dwelling; 2. a mobile home dwelling mounted on a permanent foundation; or 3. a seasonal dwelling on a legal existing waterfront lot; or (x) any use permitted in all zones under Section 17 of Part II hereof.

However, if we look at the following we can see where this type of business belongs:

Zoning By-Law 2010-100Z:

Table 8.1: Permitted Uses for Industrial Zones (By-law 2012-67Z) (By-law 2014-235Z) (By-law 2014-113Z) (By-law 2015-72Z) (By-law 2016-70Z):

...

...

...

- Recreation Vehicle Sales and Service Establishment

- Recreation Centre, Commercial

- Rental Store

- Restaurant

- Salvage or Wrecking Yard (Heavy Industrial M3 or Disposal Industrial M6)

- Scientific or Medical Laboratory

OR the previous zoning by-law (BY-LAW NO. 83-300 FOR THE TOWN OF VALLEY EAST DATE OF LAST UPDATE: May 2011):

SECTION 3 M3 ZONE- HEAVY INDUSTRIAL
USES PERMITTED

No person shall, within any M3 Zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following M3 uses, namely:

(xii) a public utility; (xiii) a salvage yard; (xiv) a scientific or medical laboratory

OR

SECTION 6 M6 ZONE - SALVAGE AND WASTE INDUSTRIAL
USES PERMITTED

No person shall, within any M6 Zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following M6 uses, namely:

(i) a salvage yard; (ii) a sanitary landfill site; (iii) a sewage treatment facility;

In conclusion, I would like to emphasize that the opposition of this approval for amendment to the re-zoning does not lie in the business itself but where the business activity will be taking place...in our neighborhood. All the folks in this area come together asking you and all those who will be involved in this matter to have consideration for our quality of living, especially when there was a reason we chose to make our "home" in a rural area.

I thank you for your time.

Respectfully yours,



Nick Pellerin
Hydro Road
Hanmer, Ontario
P3P 1R2

- (1) <https://en.wikipedia.org>
- (2) www.nationalgeographic.org
- (3) Sudbury Mining Solutions Journal, September 1, 2011

RECEIVED

AUG 27 2018

ETG
GF

Aline and Normand Belzile
354 Bodson Drive East
Hanmer, ON P3P 1X2

PLANNING SERVICES

751-317-7

August 21, 2018

City of Greater Sudbury
Eric Taylor
Manager of Development Approvals
Planning Services Division
Box 5000, Station A
Sudbury, ON P3A 5P3

Re: Application under sections 22 and 34 of The Planning Act, R.S.O. 1990, Chapter P.13

Applicant: Ranger Wrecking & Salvage Inc.

Location: PINs 73492-0242 & 73492-0204, Parcels 21875 & 2932, Lot 11, Concession 6, Township of Garson (265 Bodson Drive, Hanmer)

We are writing to object to the above application and proposal to allow for a heavy industrial use to be located in a rural area in form of a salvage and wrecking yard. This objection is based on several important factors that we hope the council will take into consideration.

Firstly, we would like to express that we are not opposed to a small wrecking yard business as the previous owner operated.

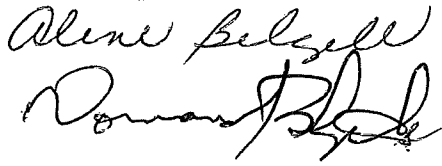
We are not in favor of having a **heavy industrial salvage company** in our neighborhood for the following reasons:

- We believe there is no need to have another salvage operation in the Valley as there are already two within a 6 miles radius – Scrappies Salvation and Metals and L & L Valley Scrap Metals.
- There will be constant noise from backup alarms on heavy equipment, crushers and cutting of steel which will disrupt our peaceful neighborhood.
- This property is situated in a flood plain. Therefore, the water system could be easily contaminated by gasoline, diesel, oil and other wastes that could have serious impacts on environmental quality.
- Pollution and possible fire hazards in dry weather conditions could be a problem.
- Property value in our area will decrease. People don't want to live near a wrecking yard which is an eye sore and property owners will have problems selling their house if they ever decide to move.
- The company installed a fence on the property last year. We don't consider this plastic chain linked fence a privacy fence as we can still see through and above it. We can determine by the

work they performed that the company is lacking organizational skills and consideration for residents which leads us to worry about future endeavors.

We moved to the country to have more privacy and a quiet environment. This is very important to us. Allowing this salvage company to establish itself in our area would seriously impact and disrupt our peaceful way of life for us and our children. I hope you take the welfare of our community into consideration when making your decision and we ask that you refuse this application by Ranger Wrecking & Salvage Inc.

Sincerely,

The image shows two handwritten signatures in black ink. The first signature, 'Aline Belzile', is written in a cursive style. The second signature, 'Normand Belzile', is also in cursive and appears to be written below the first one.

Aline & Normand Belzile
Concerned Residents

Encl.

ENVIRONMENTAL Fact Sheet



29 Hazen Drive, Concord, New Hampshire 03301 • (603) 271-3503 • www.des.nh.gov

WMD-SW-35

2010

Environmental Concerns at Auto Salvage Yards

The primary environmental concern at motor vehicle recycling facilities is the potential for groundwater and surface water contamination due to mishandling of vehicular fluids, including gasoline, diesel fuel, oil, transmission fluid, power steering and brake fluids, gear oil, and mineral spirits. Motor vehicle recyclers also generate a number of other wastes, including: mercury from light switch assemblies, HID head lamps, display screen back lighting, and ABS brake sensors; lead from lead-acid batteries, wheel weights and battery cable ends; chlorofluorocarbons (CFCs) and other refrigerants from air-conditioning units; sodium azide from air bags; asbestos from brake shoes and clutches; and waste tires.



Serious adverse impacts on environmental quality can result from mishandling any of these wastes. The impacts are summarized below.

- ✓ **Petroleum Hydrocarbons:** Gasoline, diesel fuels, and motor oil contain petroleum hydrocarbons. Petroleum hydrocarbons are toxic to aquatic life and some are suspected or known carcinogens. Those with a high affinity for sediments can persist over time in bottom sediments, where they can be toxic to benthic communities. They have the potential to move off site via stormwater and sediment runoff, either directly into surface waters or more commonly through storm sewers. In heavily impacted area, vertical migration of contaminants in groundwater can occur.
- ✓ **Heavy metals (lead, cadmium, chromium, zinc, copper, nickel, aluminum, arsenic and mercury):** Heavy metals can be toxic to aquatic life and can bio-accumulate in fish and shellfish. At a motor vehicle recycling facility, heavy metals can migrate to surface waters through stormwater runoff and into nearby soils through corrosion of the body and parts, leakage of motor fluids, dismantling operations, and improper handling and storage of vehicle components that contain heavy metals.
- ✓ **Acids:** At a motor vehicle recycling facility, sources of acids include batteries, solvents, and degreasers. Acids can affect soil chemistry, which in turn can adversely affect plants and human health, and can create conditions toxic to soil organisms, and result in soil contamination.
- ✓ **Suspended solids:** In high concentrations, suspended solids, such as heavy metals, can affect surface waters by reducing clarity and light penetration through the water column. This, in turn, can affect water temperature, plant growth and dissolved oxygen concentrations. Solids that settle to the riverbed or lakebed can smother plants and invertebrates and alter these benthic habitats that play important roles for fish and wildlife.

In addition to the above listed contaminants, a significant number of New Hampshire water supplies are contaminated with the gasoline additive, MtBE. Although MtBE is no longer used in our gasoline supplies, older vehicles in salvage yards may still contain gasoline with MtBE.

When operations are well-controlled and best management practices are implemented at a motor vehicle recycling facility, the risk of releasing contaminants is significantly reduced. The N.H. Green Yards Program works with motor vehicle recycling yards statewide to accomplish this. For additional information, visit www.des.nh.gov and search "Green Yards."

RECEIVED

SEP - 6 2018

August 28/2018

PLANNING SERVICES

Dear Eric Taylor,

We would just like to express our concern regarding Files: 701-3/18-3 & 751-3/17-7. The application for Ranger wrecking & Salvage Inc., to permit a heavy industrial use in a rural area and to amend by law concerning "RU", Rural to "RU(S)" Rural Special.

It's a little disheartening to think that anyone would consider such an application. To permit this type of industrial equipment in what we (the residents of Bodson Dr) consider our residential area. A place where we walk our dogs, teach our kids to ride bicycles for the first time or just enjoy the serenity of being in a quiet area. This is why we purchased homes in the area.

The implications of such a change would be horrible. Property values would plummet, our home is why we work so hard, to have some type of accomplishment in the future. Who will purchase my home when I'm done if it's sitting in front of a wrecking yard? Consider the residents that work nightshifts and require sleep during the day, added noise levels would make this even more difficult than it already is.

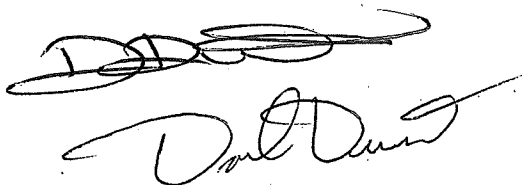
The extra heavy equipment traffic on Bodson Dr and other streets leading to it, would make it unsafe for children to be on their bikes or residents simply taking a walk. We've all been kids before Mr. Taylor, we as adults need to foresee what they are thinking or going to do, what were to happen if one or more decided to jump the fence after hours and go exploring? How would you feel Mr. Taylor if in a few years a parent contacted you to ask why an industrial salvage company was able to settle in a residential area, after their child was crushed by some equipment because he was curious and went on the property to have a look?

This simple solution to this is not permitting such industrial organization to settle in. There are sectors for this type of Salvage operation. This is the industrial areas, not residential!

Please accept this as we are completely opposed to the mentioned application.

Kindest regards...

David and Dana Dumont
262 Bodson Dr East
Hanmer, On
P3P 1X2

Two handwritten signatures in black ink. The top signature is a stylized, cursive 'DD' followed by a flourish. The bottom signature is a more legible cursive signature, likely 'Dana Dumont'.

Hello Mr Taylor

I would like to lodge my complaint for the rezoning of 265 Bodson Drive at the wrecking yard. I oppose the rezoning as I feel it will damage the property value of local residents, noise pollution, spooking animals and expansion of business like the travesty of Rainbow Concrete overtaking too much land.

So please note my opposition.

Line Vidal

I am completely opposed. Thanks for reading.

Rick Campeau

Begin forwarded message:

From: Rick Campeau
Date: October 25, 2018 at 2:35:39 PM EDT
To: Kevin Jarus <kevin.jarus@tulloch.ca>
Subject: Re: Regarding rezoning 265 bodson drive east

Thanks. I will go in person. But I do know the existing grandfathered status use cannot be altered without rezoning. That means they can only conduct the same business in the existing buildings for that property. So once the rezoning is granted, they can do far more down the line and with that done it will be too late. But I myself, and everyone I talk to who lives near this are completely opposed.

Rick Campeau

On Oct 25, 2018, at 2:30 PM, Kevin Jarus <kevin.jarus@tulloch.ca> wrote:

Hello Rick,

Thanks for the email. I appreciate your concerns and welcome your attendance at the public information drop-in tonight. Hopefully I can respond to a few of your concerns directly by email:

The business is not proposed to be expanded via this application. The operation currently has legal non-conforming status, so the wrecking yard use as it is currently will remain. This application is to allow the locating of a number of structures on the lands abutting Bodson Drive, including a weigh scale and small storage building (warehouse). The truck/traffic levels will not be increased through the development of these buildings. Given that the traffic intensity and use will not be increased by this application, there should be no increase re: pollution and noise from the property.

You are quite correct that there is a floodplain and wetland to the south of the wrecking storage yard. However, those lands are not part of this application. In fact, it is the intent of the current owners to reduce the geographic extent of the yard to consolidate some of the storage away from the floodplain/wetland area, but again this is not part of the application.

Will hopefully have a chance to chat tonight.

Best regards,

Kevin Jarus M.Pl., MCIP, RPP.

Senior Planner | Project Manager

<image001.png>

Office: 705 671 2295

TULLOCH Engineering Inc.

1942 Regent Street - Unit L. Sudbury, ON P3E 5V5

kevin.jarus@TULLOCH.ca | TULLOCH.ca

-----Original Message-----

From: Rick Campeau

Sent: October-25-18 1:42 PM

To: Kevin Jarus <kevin.jarus@tulloch.ca>

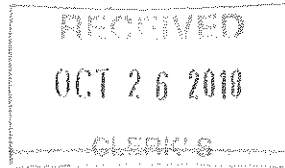
Subject: Regarding rezoning 265 bodson drive east

My personal concern after this rezoning, is the expansion of the business, adding much more noise, pollution, increased traffic, real estate depreciation, animals on farms getting spooked, and heavy vehicles causing ground shaking. I'm also thinking about the environment with the fact that there is a flood plane/wet land there...

I am absolutely against this.

Rick Campeau

PETITION



WE the residents of Wards 5,6 and 7 including but not restricted to Bodson Drive (East and West), Hydro Road, Guennette Drive, Kalmo Road, Notre Dame Avenue and Main Street within the Greater City of Sudbury;

OPPOSE the permission of a request for rezoning to Rural Special submitted by Ranger Wrecking and Salvage Inc., for the following reasons.

1. NOISE and AIR pollution caused by:

- Bailer for bailing cars
- Tin Shear to cut steel
- Car Flatener to bail cars
- Loader
- Scrap Handling Machine
- Cut Off Saw
- Torches for cutting metal
- Dumping of Roll Off Bins
- Shredder
- Scrap Haulers (Transports)

2. Proposed storage location is located in a noted flood plain according to Conservation Sudbury maps. Having wrecked vehicles sitting on or near a flood plain endangers our drinking well water of contamination from leakage of toxic fluids (e.g. gas, oil and antifreeze).

3. FIRE: There are NO fire hydrants/City water and they would be allowed to have up to 5,000 tires; in the event of a fire, the residents would be put in grave danger by the toxicity of the fire, plus the loss of their homes and livestock.

4. TRAFFIC: Will have an increased industrial increased traffic which will further compromise the existing infrastructure.

- Roll Off Trucks and Scrap Haulers on a half load road from March 25 to June 1.

5. RESALE: Will have a negative effect on the RESALE VALUE of homes in the immediate and surrounding areas.

1/16 RC

6. **RURAL:** The lot is zoned RURAL and should not have any special consideration as there are families that chose to move to this area for quiet RURAL living and NOT HEAVY INDUSTRIAL use.

REQUEST TO COUNCIL TO UNDERTAKE:

Support opposition to request rezoning at said location and relocate application to Val Caron Industrial Park where this type of business belongs.

Rule in favor of constituents

Name and Information of the Petition Spokesperson or Principal Petitioner:

Roger Campeau

329 Bodson Dr E, Hanmer, ON

Petition Statement (Title): Opposition to Salvage/Wrecking Yard Continuance (Bodson)

Name of Petition Spokesperson or Principal Petitioner: Roger Campeau

2/16 RC

Here follows the Signatures

Name (Please print first and last name)	Addresses (Your residential address in the City of Greater Sudbury)	Signatures (Only original signatures are permitted. If signing on behalf of a business or organization, you should indicate if you are the owner, president, secretary, treasurer, etc.)
NORM ARSENEAULT	3706 HYDRO RD HANMER	Normand Arsenault
MAUREEN HANLEY	3740 HYDRO RD HANMER	M. Hanley
Suzanne Arsenault	3706 Hydro Rd. Hanmer	Suzanne Arsenault
Pat Rob. Hanmer	3707 Hydro Rd Hanmer	Pat Rob. Hanmer
Chantal Robillard	3707 Hydro Rd, Hanmer	Chantal Robillard
Stefanie Robillard	3707 Hydro Rd, Hanmer	Stefanie Robillard
Collette Lalonde	3725 Hydro Rd Hanmer	Collette Lalonde
Dan Frette	3800 Hydro Rd Hanmer	Dan Frette
Nicole Pellerin	3740 Hydro Rd. HANMER	Nicole Pellerin
Brian Beaton	3820 Hydro Rd Hanmer	Brian Beaton
Barb Beaton	3820 Hydro Rd. Hanmer	Barb Beaton
Kim Gorman	3810 Hydro Rd Hanmer	Kim Gorman
Nicole Doyon	3891 HYDRO RD HANMER	Nicole Doyon
Wilus Dupuis	3927 HYDRO RD, HANMER	Wilus Dupuis
Michelle Dupuis	3927 Hydro Rd. Hanmer	Michelle Dupuis
D. MARELLE	518 Huonette DR	D. Marelle
MAUR BLAIS	575 RADAR Rd	Maur Blais
Maht Brub	520 Avenue Pr	Maht Brub

Notice of Collection and Consent

Personal information on this form is collected under the authority of section 28(2) of the Municipal Freedom of Information and Protection of Privacy Act for the purpose of informing City Council as to your views of a matter over which Council has the power to act. This information will not be used by the City for any purpose other than to ensure it meets Council's requirements for a valid petition and to ensure contact with the spokesperson or principal petitioner. Once submitted to Council, this petition becomes a public document and is available for viewing. Questions relating to the collection and use of this information may be directed to the Deputy City Clerk at clerks@greatersudbury.ca

0001

3/16 RC

Here follows the Signatures

Name (Please print first and last name)	Addresses (Your residential address in the City of Greater Sudbury)	Signatures (Only original signatures are permitted. If signing on behalf of a business or organization, you should indicate if you are the owner, president, secretary, treasurer, etc.)
CLAUDE CHENIER	4971 COLLEU	Claude Chenier
RAY MARROW	4295 Roy AVE	Ray Marrow
Debbie Blacklock	4383 Theresa Ave	Debbie Blacklock
DANIELLE LAPLANTE	1111 DONALDSON CR, VALCARON	Danielle Laplante
KEVIN LAWRENCE	4385 A ST. MARY	Kevin Lawrence
Richard Larcher	3139 180 Ave Valcaron 2W 187	Richard Larcher
JEAN-LOUIS DEANESSE	3905 Hydro Rd	Jean-Louis Deanesse
MORIS MARTEL	4237 Frost Rd Hamner	Moris Martel
Sustin Roberts	1767 Main St	Sustin Roberts
Manique Delacroix	3905 Hydro Rd Hamner	Manique Delacroix
Laurin Labelle	1919 Kenneth DeValley	Laurin Labelle
Josée B. Richer	463 Cote Blvd Hamner	Josée B. Richer
Patrick Labelle	1640 Gravel Hamner	Patrick Labelle
Gilles Theriault	3706 Hydro RD	Gilles Theriault
MONTAGNE THERIAULT	3706 Hydro RD	Montagne Theriault
Kevin Theriault	3706 Hydro RD	Kevin Theriault
Pauline Joyce	2210 Trenchman 1K	Pauline Joyce
Isabelle	4374 Derrail St	Isabelle
Chellette	219 St Jacques	Chellette

Notice of Collection and Consent

Personal information on this form is collected under the authority of section 28(2) of the Municipal Freedom of Information and Protection of Privacy Act for the purpose of informing City Council as to your views of a matter over which Council has the power to act. This information will not be used by the City for any purpose other than to ensure it meets Council's requirements for a valid petition and to ensure contact with the spokesperson or principal petitioner. Once submitted to Council, this petition becomes a public document and is available for viewing. Questions relating to the collection and use of this information may be directed to the Deputy City Clerk at clerks@greatersudbury.ca

4/16 RC

Here follows the Signatures


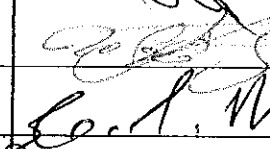
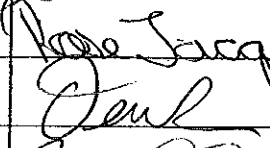
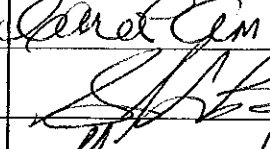
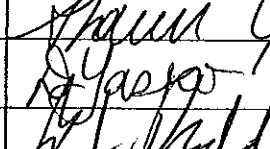
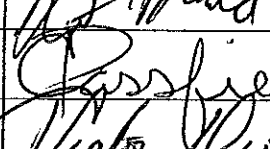
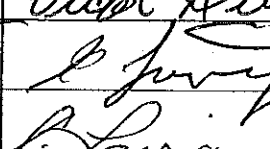
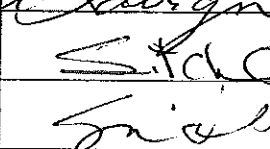
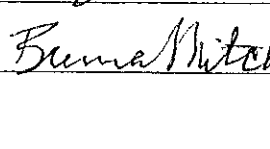
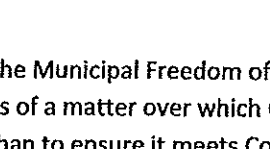
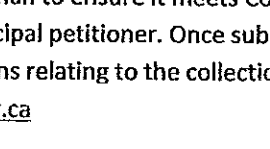

Name (Please print first and last name)	Addresses (Your residential address in the City of Greater Sudbury)	Signatures (Only original signatures are permitted. If signing on behalf of a business or organization, you should indicate if you are the owner, president, secretary, treasurer, etc.)
Bobby Lamontagne	298 Bodson - Dr E	Bobby Lamontagne
Dave Valentin	99 Dominion Dr	Dave Valentin
KEVIN SHANAHAN	3840 Notre Dame	Kevin Shanahan
MARC FLEURY	120 Bodson DR. W	Marc Fleury
Lanielle Fleury	120 Bodson dr W	Lanielle Fleury
Alain Fleury	120 Bodson dr W	Alain Fleury
Alyssa Fleury	120 Bodson dr W	Alyssa Fleury
Nancy	354 Bodson Dr E	Nancy
Aline Belzile	354 Bodson Dr E	Aline Belzile
DAN COULET	3915 NOTRE DAME	Dan Coulet
Mike Easton	254 Carmen	Mike Easton
RAY GELINEAU	939 SERVICE RD.	Ray Gelineau
Bob Guitard	4471 Noel Crt	Bob Guitard
Ray Clarke	180 Bodson Dr. E.	Ray Clarke
RICK CAMPEAU	331 BODSON DR. W.	Rick Campeau
Melanie Campeau	331 Bodson Drive West.	Melanie Campeau
ROONEY HARTVEIT	3885 NOTRE DAME AVE	Rooney Hartveit
Silvie Allard	320 Bodson Dr. East	Silvie Allard

Notice of Collection and Consent

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5/16 RC

Here follows the Signatures

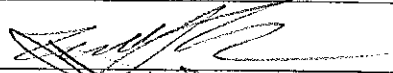

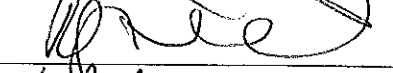

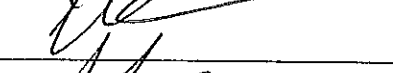
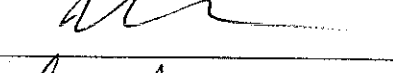

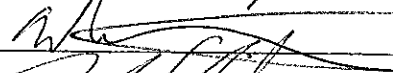
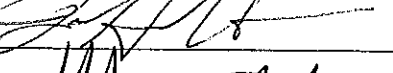
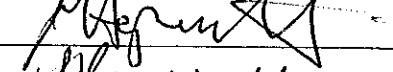
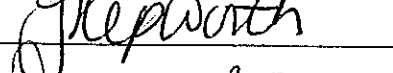

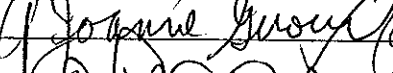

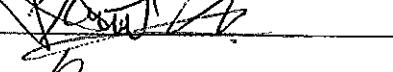
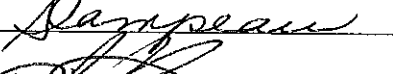

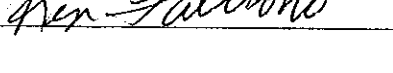
Name (Please print first and last name)	Addresses (Your residential address in the City of Greater Sudbury)	Signatures (Only original signatures are permitted. If signing on behalf of a business or organization, you should indicate if you are the owner, president, secretary, treasurer, etc.)
Clinton McNally	320 Bodson Dr E	
Conrad Leduc	4155 Notre Dame	
MARC DEZFORCES	980 McALLISTER	
CHRIS. MORRISON	21 Bodson Dr.	
Rose Jacques	224 Bodson Dr E.	
Denis Theriault	4171 Notre Dame Ave.	
Carol Ann Vior	33 Qosee Pl	
Sam LaPorte	59 Coulsons	
Shawn Yasko	484 Bodson Drive West	
Leminique Yasko	484 Bodson Drive West	
Grant Passfield	514 Bodson Drive W	
Christine Passfield	514 Bodson Dr. W	
Victor Dwyer	3233 Karmo Rd.	
EMILE LAVIGNE	72 BODSON DR. W	
CELIA LAVIGNE	72 BODSON DR. W.	
STUART MITCHELL	208 Bodson Dr E	
Shelly Mitchell	208 Bodson Dr E	
Brenna Mitchell	208 Bodson Dr E	

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6/16 PC

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Name (Please print first and last name)	Addresses (Your residential address in the City of Greater Sudbury)	Signatures (Only original signatures are permitted. If signing on behalf of a business or organization, you should indicate if you are the owner, president, secretary, treasurer, etc.)
LARRY Roudreau	30 Josée Place	
Cosette Fillier	11 Josée Place	
Renée Fillier	11 Josée Place	
K. Fillier	11 Josée Place	
Victor Leroux	16 Josée Place	
Colleen Leroux	"	
Don Palangio	382 Bodson Dr. W.	
Marc Dubois	3550 Notre Dame	
JASON HERBERT	3710 NOTRE DAME AVE	
JAY HERWORTH	3636 NOTRE DAME AVE	
Julie Herworth	3636 Notre Dame Ave	
Joanne Giroux	3790 HYDRO Rd Hammer	
Cecile Gagnon	3790 HYDRO Rd	
Joanne Giroux	3790 Hydro Rd	
Robert Vien	33 Josée Place	
Suzanne Campeau	329 Bodson Dr. E.	
David Labrache	174 Bodson Drive W	
KEN FALCIONI	215 BODSON DR.	

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7/16 FC

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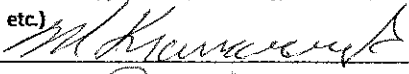



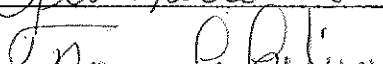
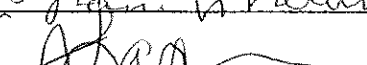
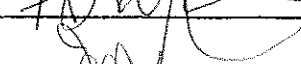

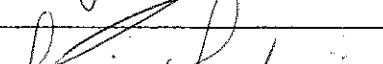
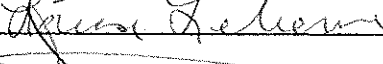
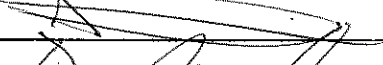
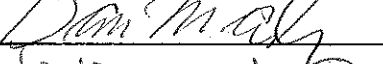
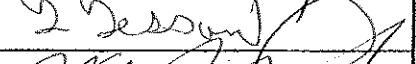
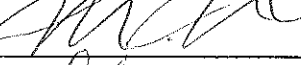

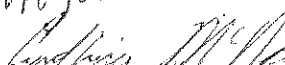
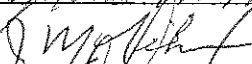

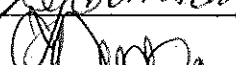
Name (Please print first and last name)	Addresses (Your residential address in the City of Greater Sudbury)	Signatures (Only original signatures are permitted. If signing on behalf of a business or organization, you should indicate if you are the owner, president, secretary, treasurer, etc.)
Bobbi Gauthier	4197 Lillian St.	B. Gauthier
Susan Fex	2094 Valley View Rd.	Susan Fex
Tasha Carniere	2 Pebble Hill Place	Tasha Carniere
Bev McGinn	1601 PARIS ST.	Bev McGinn
CATHY COYNE	928 MARTINDALE RD.	C. Coyne
Kristie Coyne	22 Coulson st	Kristie Coyne
Jeannette m Butt	4489 Shirley Avenue	Jeannette m Butt
Darrell Butt	4489 Shirley Avenue	Darrell Butt
Ryan Butt	4489 Shirley Avenue	Ryan Butt
Becki Craggs	234 Gravel	B. Craggs
Shauna Kingsbury	4117 Bonadventure Dr.	Shauna Kingsbury
Amy Desbail	413 Gravel Dr	Amy Desbail
Tania Orford	4220 Carocque Ave	Tania A Orford
Shannon Little	1712 Norman Cres	Shannon Little
Robin Vince	3601 Clarence St	Robin Vince
Gabrielle Rainville	35 Main St N, Markstay	Gabrielle Rainville
DAVID DUMONT	262 Bodson Dr East	D. Dumont
Shane Bouthieau	245 Cote Blvd	Shane Bouthieau

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8/16 RC

Here follows the Signatures

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MARK KRAMARCZYK	199 Bodson Dr E	
Marie Lelievre	3872 Lumsden Rd Chelmsford	
Mireille Lelievre	45 Elgin	
Aline Lelievre	St Joseph	
Fran Lelievre	St Joseph	
Alexa Larocque	515 McLaughlin St Thunder Bay	
Julie Marsh	3145 Daniel Val Carr	
Eric Lelievre	1395 Southview Dr	
Louise Lelievre	5840 Onwatin Lake Rd	
Jake Mainard	5840 Onwatin Lake Rd	
Dan Marsh	3703 Swanson Crt Val Caron	
Lynne Lessard	4703 Gilbert Hamme	
Mike Marsh	3145 Daniel Val Carr	
Nelanie Lelievre	1845 Main St Val Caron	
Cynthia McNichol	3132 Clairview Ave Val Caron	
Jeff McNichol	3132 Clairview Ave Val Caron	
Brian Johnston	3760 Notre Dame	
Anna Duggan	3510 Notre Dame	
Ked Duggan	3510 Notre Dame	

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9/16 RC

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Angel Turkey	77 Hyland Dr.	Angel Turkey
Antoine Lamontagne	298 Bodson.	Antoine Lamontagne
Melissa Homer	2356 Grenoble Street	M. Homer
C. Laichaw	6 Riverview St.	C. LAICHAW
K Blake	4405 Second	K Blake
DAVID SONNICHSEN	4617 Desmarais Rd.	David Sonnichsen
Kim Rector	97 Young St. Capreol.	Kim Rector
Jocelyne Clairmont	4170 D'Arpigny Blvd	Jocelyne Clairmont
Wendy Prescott	1376 Tedfern St.	Wendy Prescott
Natalie Pinkos	1014 Vermillion LK Rd	Natalie Pinkos
Theresa Bisillon	478 Froed	Theresa Bisillon
Sheri White	4409 Orile	Sheri White
Shirley Parker	73 Young	Shirley Parker
LOUISE GERVAIS	1257 ATTLEE Sd.	Louise Gervais
Jen Wand	Powassan, ON	Jen Wand
DEANISE LORTIE	4781 MICHELLE DR.	Dea Lortie
Hannah Caswell	4137 Addy Ct.	Hannah Caswell
Louise Diamond	4527 Fawcett Ave.	Louise Diamond
	Hammer	

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10/16 RC

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M KRAMARCZYK	199 Bodson DR. E.	M Kramarczyk
Germaine Lagrandeur	443 Ivan St Hanmer	Germaine Lagrandeur
HENRI LAGRANDEUR		Henri Lagrandeur
CARMEN SHEPHERD	Sudbury	Carmen Shepherd
Jeannine Poirier	Hanmer	Jeannine Poirier
Andre' Aubin	Sudbury	Andre' Aubin
Carole Meilleur	Azilda	Carole Meilleur
Dan Curtis	Sudbury	Dan Curtis
Roland Quenville	1574 Charles St Val Caron	Roland Quenville
Denise Guido	130 AUTAMWOOD CRES, Sudbury	Denise Guido
Benoit Langlois	Garson	Benoit Langlois
Louise Langlois	Garson	Louise Langlois
Barrette	VAL CARON	Darlene Barrette
Marcel Fortin	3310 Percy Ave. Val Caron	Marcel Fortin
Doris Fortin	3310 Percy Ave Val Caron	Doris Fortin
Sara Gascon	204 Hanna Avenue	Sara Gascon
Kyle Kramarczyk	204 Hanna Avenue	Kyle Kramarczyk
Nat Lagrandeur	Bodson Drive Hanmer	Nat Lagrandeur

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11/16 RC

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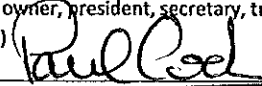

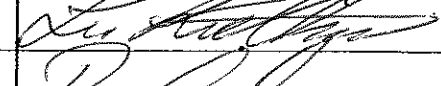

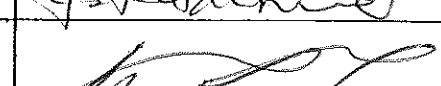




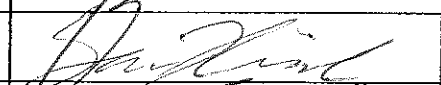

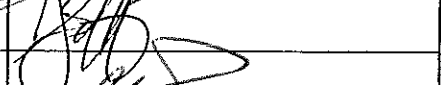

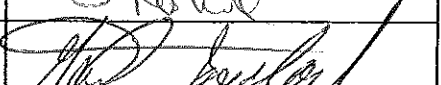
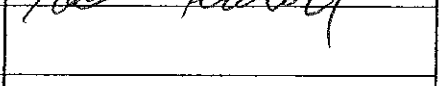


Name (Please print first and last name)	Addresses (Your residential address in the City of Greater Sudbury)	Signatures (Only original signatures are permitted. If signing on behalf of a business or organization, you should indicate if you are the owner, president, secretary, treasurer, etc.)
Rhonda Lavallee	245 Cote Blvd Hammer	Rhonda Lavallee
CAROL ROBERTS	1507 P. L. W. ST. VAL D'OR	C. Roberts
MIKE AINSWORTH	975 Raymond Hamner	Mike Ainsworth
Doreen Thompson	500 North Shore Rd Sudbury	Doreen Thompson
KATHRYN AINSWORTH	975 Raymond St Hamner	Kathryn Ainsworth
Julie Gauthier	4619 Rita St Hamner	Julie Gauthier
Patricia Lafrance	4172 Fernand Ave. Hamner	Patricia Lafrance
Rita Olink	216 Riverside Dowling	Rita Olink
Jennifer Daciuk	35 Oak Street, Capreol	J. Daciuk
Lisa Patne	4551 Elizabeth Cr Val Therre	Lisa Patne
Adelle Fex	232 Nolin St Sudbury	Adelle Fex
Jeremy Hoshian	232 Nolin St Sudbury	Jeremy H
Arianna Walberg	571 Copper Cliff Sudbury	A. Walberg
Shelley Whalen	1222 Pollard Ave Sudbury	S. Whalen
Michelle Lachance	664 Suez Pk Hamner	M. Lachance
Chantal Beaulieu	386 Queen St Sudbury	C. Beaulieu

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12/16 RC

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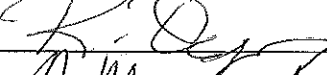
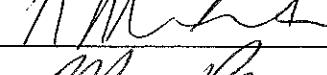
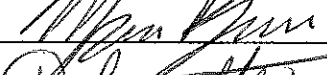

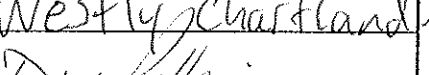
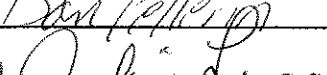

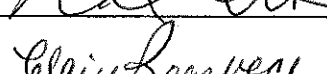
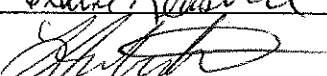
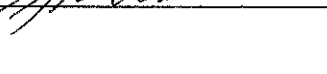
Name (Please print first and last name)	Addresses (Your residential address in the City of Greater Sudbury)	Signatures (Only original signatures are permitted. If signing on behalf of a business or organization, you should indicate if you are the owner, president, secretary, treasurer, etc.)
PAUL COOK	431 BONIN ST	
RANDY LEGAULT	3260 KAKHO RD	
Leo Lielkalmis	1519 Kennedy ST	
Robert Chevrier	64 MARSH COT.	
PETER ZOBELKAND	1680 Dominion dr	
PAUL KAWT	1569 GOLF RD W	
Sheldon Thompson	1094 Clarendale Blvd Valley	
DAVE YOUNG	1838 PATRICK CRES	
Steven Ouellette	23 Dillons Trail, Lively	
MELIE JAMES	1980 VALLEYVIEW RD	
Daniel Laurin	110 Laurier St East	
Sam Hinds	4050 Lillian Street	
Tim Hines	4229 ROSE	
Joffre Sanftenberg	4609 St Michel	
Eric Perreault	4034 Classic Parkway	
STEVE HOUNY	2455 Haverwood Rd. Sudbury	
Martin Bouchard	316 Cote Blvd Hammer	

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13/16 RC

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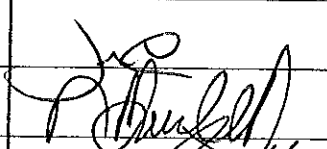
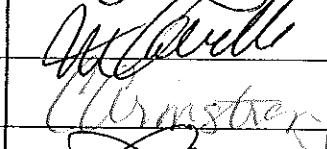
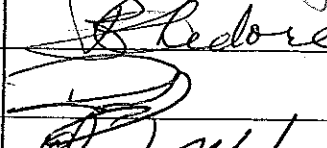
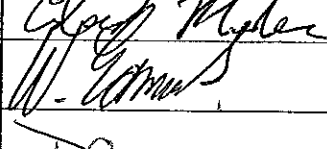
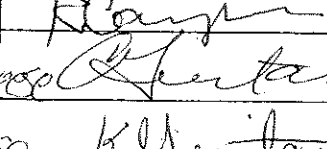
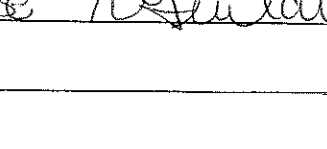
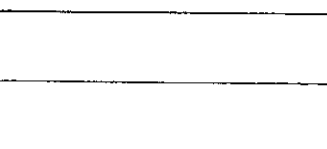
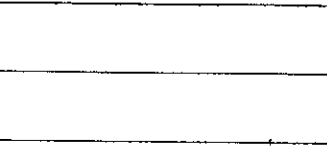
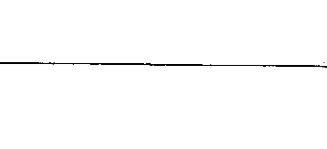
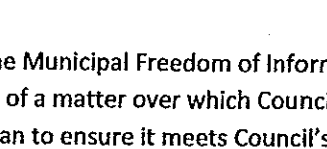
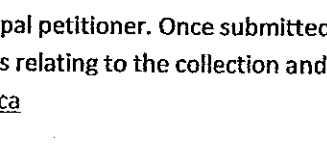
Name (Please print first and last name)	Addresses (Your residential address in the City of Greater Sudbury)	Signatures (Only original signatures are permitted. If signing on behalf of a business or organization, you should indicate if you are the owner, president, secretary, treasurer, etc.)
Michel Houle	245 Bodson Drive East	
COLE & CHEZ	3770 NOTRE DAME	
Rick Doyon	3675 HYORO RD	
Natasha Mroczek	495 Gravel Drive	
Megan Rainger	901 Radar Rd	
Debbie Paquette	3081 Valley View Rd	
Westly Chartrand	4930 Mossie Crty	
Carol Lucas	3637 RR 15 Chelmsford	
Jackie Lucas	199 David St. Chelmsford	
Carol Lucas	199 DAVID ST. CHELMSFORD	
Claire Reasbeck	4052 CONCORDE ST. Hanmer	
Laura Aubertin	4052 Concorde St. Hanmer	

Notice of Collection and Consent

Personal information on this form is collected under the authority of section 28(2) of the Municipal Freedom of Information and Protection of Privacy Act for the purpose of informing City Council as to your views of a matter over which Council has the power to act. This information will not be used by the City for any purpose other than to ensure it meets Council's requirements for a valid petition and to ensure contact with the spokesperson or principal petitioner. Once submitted to Council, this petition becomes a public document and is available for viewing. Questions relating to the collection and use of this information may be directed to the Deputy City Clerk at clerks@greatersudbury.ca

14/16 RC

Here follows the Signatures

Name (Please print first and last name)	Addresses (Your residential address in the City of Greater Sudbury)	Signatures (Only original signatures are permitted. If signing on behalf of a business or organization, you should indicate if you are the owner, president, secretary, treasurer, etc.)
Jim Kuca	36 Bodson Dr E Hamer	
Dorsha Heulett-Lima	36 Bodson Dr E Hamer	
M. Laubelle		
W. Armstrong	877 Suez Dr	
B. Bedore	3218 Glendale Ct Val Caron	
D. Roy JR	875 Suez Dr	
Edward Muder	225 Guenette Dr	
William Edmonds.	285 Guenette Dr.	
ROGER AMPEAU	329 BODSON HAMMER	
Chantal Guitard	4471 Noël St Valthrose	
Kayla Guitard	4471 Noël St Valthrose	

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15/16

Here follows the Signatures

Name (Please print first and last name)	Addresses (Your residential address in the City of Greater Sudbury)	Signatures (Only original signatures are permitted. If signing on behalf of a business or organization, you should indicate if you are the owner, president, secretary, treasurer, etc.)
Elizabeth Spracklin	115 Walford Rd Sudbury, ON N3E 2E8	<i>Elizabeth Spracklin</i>
Nathalie LaFrance	1717 Leasing Ave	<i>Nathalie LaFrance</i>
Trevor Constantineau	115 Walford Rd	<i>Trevor Constantineau</i>
Cheryl Allan	88 King St., Chelmsford, ON	<i>Cheryl Allan</i>
Tamara Harris	219 Fernside Ave	<i>T. Harris</i>
Rhonda Gibson	486 Hillcrest Cres.	<i>Rhonda Gibson</i>
Cassandra Amanyangde	146 Dean Ave	<i>Cassandra Amanyangde</i>
Sherri Cole	42 Canton Rd	<i>Sherri Cole</i>
Caroline McColeman	99 Dow Dr.	<i>Caroline McColeman</i>
Rose Guindon	285 Lourdes, Sud.	<i>Rose Guindon</i>

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16/16

>>> Aline Belzile

11/1/2018 2:43 PM >>>

>

Aline and Normand Belzile
354 Bodson Drive East
Hanmer, ON P3P 1X2

November 1, 2018

City of Greater Sudbury
Glen Ferguson
Eric Taylor
Rene Lapierre

Re: Application: To amend By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury by changing the zoning - classification of the subject lands from "RU" , Rural to "RU (S)", Rural Special, dated October 18, 2018 , File 751-3/17-7

We are writing to object to the above application and proposal. We are against the rezoning for the purpose of erecting ANY type of buildings and/or shelters of any kind.

We hope you take the welfare of our neighborhood into consideration when making your decision and we ask that you refuse this application.

Sincerely,

Aline and Normand Belzile
Concerned Residents

November 1, 2018

**Rene Lapierre, Ward 6 Councillor
City of Greater Sudbury, City Clerk
Box 5000, Station A,
Sudbury, ON
P3A 5P3**

Re.: Ranger Wrecking and Salvage Inc. (265 Bodson Drive E., Hanmer, ON)

Dear Mr. Lapierre

We are writing this letter in protest to the rezoning of 265 Bodson Drive E., Hanmer, ON, also known as: Ranger Wrecking and Salvage Inc. from "RU", Rural to "RU(S)", Rural Special.

The following is a list of concerns should the rezoning of Ranger Wrecking and Salvage Inc. be granted.

- Industrial businesses in residential areas
- Additional heavy traffic on inferior road construction of a low-grade residential road
- Potential contamination of ground water seeping into residential water wells, creeks and water systems
- Unwanted noise pollution in residential area
- Suppressed residential property values due to the presence of a heavy industrial business in a residential area

You must consider the above concerns if the rezoning is granted and allows Ranger Wrecking and Salvage Inc. to expand the existing salvage and wrecking yard located on the lands by constructing a new warehouse building, tent shelter, weighing scale, office trailer and accessory washroom facilities. Granting permission will greatly compromise the above listed concerns.

Please notify us of the decision of the City of Greater Sudbury on the proposed zoning by-law amendment.

Sincerely,

Stuart Mitchell and Shelly Mitchell
208 Bodson Drive E.
Hanmer, ON
P3P 1X2

From: suzanne campeau
Sent: October 31, 2018 2:36 PM
To: Roger Campeau
Subject:

Roger and Suzanne Campeau
329 Bodson Drive East
Hanmer, ON P3P 1X2

October 31, 2018

City of Greater Sudbury
Glen Ferguson
Eric Taylor
Rene Lapierre

Re: Application: To amend By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury by changing the zoning classification of the subject lands from "RU" , Rural to "RU(S)", Rural Special, dated October 18, 2018 , File 751-3/17-7

We are writing to object to the above application and proposal. We are against the rezoning for the purpose of erecting ANY type of buildings and/or shelters of any kind.

We hope you take the welfare of our neighborhood into consideration when making your decision and we ask that you refuse this application.

Sincerely,

The block contains two handwritten signatures in cursive. The first signature is 'Roger Campeau' and the second is 'Suzanne Campeau'. Both are written in dark ink.

Roger and Suzanne Campeau
Concerned Residents

October 31, 2018

Richard & Joanne Giroux
3790 Hydro Road
Hanmer, ON P3P 1R2

City of Greater Sudbury
Glen Ferguson
Eric Taylor
Rene Lapierre

Re: Application: To amend By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury by changing the zoning classification of the subject lands from "RU", rural to "RU(S)", Rural Special, dated October 18,2018. File 751-3/17-7

We are writing to object to the above application and proposal. We are against the rezoning for the purpose of erecting any type of buildings and shelters of any kind. If we would have wanted to live in an industrial park we would have purchased in those areas.

We hope that you take into consideration the welfare of our neighbourhood before making your decision and ask that you all refuse this application.

Sincerely,

Richard & Joanne Giroux
Resident

Bobby and Anita Lamontagne
298 Bodson Drive East
Hanmer, ON P3P-1X2

Nov 1st, 2018

City of Greater Sudbury
Glen Ferguson
Eric Taylor
Rene Lapierre
Greater Sudbury Clerks.

Re: Application: To amend By-Law 2010-100Z being the Zoning By-law for the City of Greater Sudbury by changing the zoning classification of the subject lands from "RU" Rural To "RU(S)", Rural Special, dated October 18, 2018, File 751-3/17-7.

We are writing to strongly object to the above application and proposal. We are against the rezoning for the purpose of erecting ANY type of buildings, shelters or infrastructure.

We hope you take into consideration the quality our life and the safety of our Neighbourhood and Environment into consideration when making your decision and we ask that you refuse this application.

Please take into consideration that the Applicant has already proven complete disregard for the safety and comfort of our neighbourhood in the past 2 years.

Regards,



Bobby and Anita Lamontagne

>>> Melanie Campeau
Melanie Campeau
331 Bodson Drive West
Val Caron, ON P3N 1R4

11/2/2018 5:19 PM >>>

To whom it may concern:

Re: Application: To amend By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury by changing the zoning Classification of the subject lands from "RU", Rural to "RU(S)", Rural Special, dated October 18, 2018, File 751-3/17-7

I am writing to object to the above application and proposal. I am against the rezoning for the purpose of erecting ANY type of buildings and/or shelters of any kind.

I hope you take the welfare of our neighbourhood into consideration when making your decision and I ask that you refuse this application.

Sincerely,
Mélanie Campeau
Concerned resident