

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

Council Chamber  
Tom Davies Square

Monday, July 7, 2014  
Commencement: 1:30 p.m.

**COUNCILLOR FRANCIS CALDARELLI IN THE CHAIR**

Present

Councillors Dutrisac, Kilgour, Craig, Caldarelli

Staff

Ian Wood, Acting General Manager of Growth & Development; Keith Forrester, Real Estate Co-ordinator; Tanya Thompson, Deputy City Clerk

Declarations of  
Pecuniary Interest

None declared.

Closed Session

PL2014-139 Kilgour/Craig: That the Planning Committee meet in closed session to deal with two proposed or pending acquisition/disposition of land matters;

- Sale of Vacant Land – Robinson Drive, Sudbury;
- Vacant Land – Ramsey Road, Sudbury

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

**CARRIED**

Recess

At 1:40 p.m., the Planning Committee recessed.

Reconvene

At 2:00 p.m., the Planning Committee commenced the Open Session in the Council Chamber.

**COUNCILLOR DAVE KILGOUR IN THE CHAIR**

Present

Councillors Dutrisac, Craig (D 4:13 p.m.), Kilgour

Staff

Ian Wood, Acting General Manager of Growth & Development; Eric Taylor, Manager of Development Approvals; Mauro Manzon, Senior Planner; Tanya Thompson, Deputy City Clerk; Marnie Seal, Audio Visual Operator; Liz Collin, Committee Assistant

Declaration of  
Pecuniary Interest  
and the General  
Nature Thereof

None declared

**MATTERS ARISING FROM THE CLOSED SESSION**

Rise and Report

Councillor Caldarelli reported the Committee met in closed session to deal with two proposed or pending acquisition/disposition of land matters and the following recommendation emanated therefrom:

## **MATTERS ARISING FROM THE CLOSED SESSION (CONT'D)**

Sale of Vacant Land, PL2014-140 Craig/Kilgour: THAT the City of Greater Sudbury authorize Robinson Drive, the sale of vacant land on Robinson Drive, Sudbury, legally described as Sudbury PIN 73597-0195 (LT), being Parts 11 and 12 on Plan 53R-20112, Township of McKim;

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

AND THAT the net proceeds of the sale be credited to the Land Acquisition Reserve Fund.

**CARRIED**

## **PUBLIC HEARINGS**

### **APPLICATION TO EXTEND A TEMPORARY USE BY-LAW IN ORDER TO PERMIT A GARDEN SUITE, 2701 DUBE ROAD, SUDBURY – ED & MADELINE AZZOLA**

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

Report dated June 20, 2014 was received from the Acting General Manager of Growth and Development regarding an Application to extend a temporary use by-law in order to permit a garden suite, 2701 Dube Road, Sudbury – Ed & Madeline Azzola.

Ed Azzola, the applicant, was present.

The Manager of Development Approvals outlined the application to the Committee.

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

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

The following recommendation was presented:

PL2014-141 Dutrisac/Caldarelli: THAT the City of Greater Sudbury approve the application by Ed & Madeline Azzola to amend Zoning By-law 2010-100Z with respect to lands described as PIN 73559-0002, Parcel 42125 S.E.S., Part 1, Plan 53R-6066, Lot 10, Concession 2, Township of Neelon, 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.

**YEAS: Councillors Dutrisac, Craig, Caldarelli, Kilgour**

**CARRIED**

## **PUBLIC HEARINGS (CONT'D)**

### **APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND REZONING IN ORDER TO FACILITATE THE CREATION OF ONE (1) NEW RURAL RESIDENTIAL DWELLING LOT IN THE URBAN EXPANSION RESERVE, 320 MAIN STREET, VAL CARON – DONALD & CAROLE LUCIW**

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

Report dated June 23, 2014 was received from the Acting General Manager of Growth and Development regarding applications for Official Plan Amendment and Rezoning in order to facilitate the creation of one (1) new rural residential dwelling lot in the Urban Expansion Reserve, 320 Main Street, Val Caron – Donald & Carole Luciw.

Donald Luciw, the applicant, and Dave Dorland agent for the applicant, were present.

The Manager of Development Approvals outlined the application to the Committee.

Mr. Dorland submitted information regarding an Official Plan amendment application and report regarding the property located at Bodson Drive, Val Caron. That application was approved by the Planning Committee at that time. He believes this application is similar in nature and should also be approved. He informed that the property has been owned by the family for over 100 years. He stated two lots were previously created on the opposite side of Whitson River as an Official Plan amendment. This property is on Main Street where the original farmhouse is located and is occupied by the applicant's son. His client is seeking to build his house on the severed land in order to remain close to his family. He informed Main Street is a public road that runs across the applicant's property from the cul-de-sac. He stated that Main Street at this point is a public road which has not been opened and is not publically maintained. He believes the retained lot has partial frontage on a public road. His client is looking to extend the driveway to the new dwelling by using this portion of the unopened road as a driveway. He believes there is too much land in the Urban Expansion Reserve which is causing property owners issues when trying to receiving permission to sever their property. He believes the policy should be overlooked in this circumstance and requested a reduction to the Urban Expansion Reserve area. He requested support of the Official Plan Amendment and rezoning applications. He stated that his client would like to build a more accessible home for himself and his wife. Mr. Dorland stated the land is not locked because road access is possible over the City owned portion at the end of the cul-de-sac. He believes it is not currently maintained as there are no residences to the east of the subject property. He believes the severed portion will have the right-of-way to a publically owned road when the owner builds the driveway to the roadway. He requested alternate recommendations for the Official Plan Amendment and the rezoning applications.

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

**PUBLIC HEARINGS (CONT'D)**

**APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND REZONING IN ORDER TO FACILITATE THE CREATION OF ONE (1) NEW RURAL RESIDENTIAL DWELLING LOT IN THE URBAN EXPANSION RESERVE, 320 MAIN STREET, VAL CARON – DONALD & CAROLE LUCIW (CONT'D)**

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

The following recommendations were presented:

PL2014-142 Caldarelli/Dutrisac: THAT the City of Greater Sudbury approve the application by Donald & Carol Luciw with respect to those lands described as PIN 73502-0834, Lot 2, Concession 6, Township of Blezard to amend the Official Plan for the City of Greater Sudbury in order to provide an exception to Section 21.3.1 to permit the severance of the subject lands into two (2) lots with both having less than the minimum required lot area of 30 hectares.

**YEAS: Councillors Dutrisac, Craig, Caldarelli, Kilgour**

**CARRIED**

PL2014-143 Kilgour/Dutrisac: THAT the City of Greater Sudbury approve the application by Donald & Carol Luciw to amend Zoning By-law 2010-100Z by changing the zoning classification of those lands described as PIN 73502-0834, Lot 2, Concession 6, Township of Blezard from "RU", Rural to "RU(S)", Rural Special subject to the following conditions:

1. That the applicant provide the Development Approvals Section with a registered survey plan outlining the lands to be rezoned in order to enable the preparation of an amending zoning by-law. The survey plan shall identify as parts on a plan the two lots being created including their respective lot frontages.
2. That the amending by-law contain a reduced minimum lot frontage requirement for both the severed and retained lands as identified in the submitted registered survey plan.

**YEAS: Councillors Dutrisac, Craig, Caldarelli**

**NAYS: Councillor Kilgour**

**CARRIED**

## **PUBLIC HEARINGS (CONT'D)**

### **APPLICATION FOR REZONING IN ORDER TO PERMIT A PLACE OF WORSHIP ON A VACANT LOT ZONED FOR C1, LOCAL COMMERCIAL USES, CAM STREET, SUDBURY – SITIRI INVESTMENTS LTD.**

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

Report dated June 20, 2014 was received from the Acting General Manager of Growth and Development regarding an application for rezoning in order to permit a place of worship on a vacant lot zoned for C1, Local Commercial uses, Cam Street, Sudbury – Sitiri Investments Ltd.

Letter of concern received June 19, 2014 from Christopher Narozanski, area resident.

Updated Site Plan received July 7, 2014 from Jim Mayer was distributed at the meeting.

Ron Gosselin and Jim Mayer, the applicants, were present.

The Manager of Development Approvals outlined the application to the Committee.

Mr. Mayer stated that the proposal to rezone the property on Cam Street is in harmony with the Provincial Policy Statement as it enhances the quality of lives for Sudburians. He stated they are building a new Kingdom Hall and believes it will enhance the beauty of the area. He believes that the building will increase the property values of the surrounding properties. He informed that they will work with and respect the abutting neighbours. He informed that the reduction to one entrance to the property may cause issues and requested to have a meeting with staff in regards to a new proposal for the entrances.

Jason Nelson, area resident, stated he is a lifelong resident of the area and is concerned that the property will be used for other non-worship events.

Chris Narozanski, area resident, stated that he submitted a letter of concern regarding the buffer zone between his property and the applicant's property. He is concerned about the height of the buffer and the difference of the elevations of the properties. He requested that fencing be built along the elevation of the existing residents as he believes if it is built at the level of the church, it will not act as a buffer for the residents. He stated he does not oppose the application as he feels it to be less intrusive than what could be built. He is also concerned about the blasting and the possibility of accidents or damage.

Mr. Mayer stated he is aware there could be significant issues with blasting and they will follow all procedures set out. He informed that any blasting will be planned by Golder Associates and the actual blasting will be done by Rhude Drilling and Blasting. He is aware of a previous blasting incident and does not want it to happen again. He stated that they are proposing that a brick fence be built between the properties with a four (4) metre set back with a planting strip that will not be touching the brick wall. He informed the hall will never be used for any event other than worship, weddings and funerals.

**PUBLIC HEARINGS (CONT'D)**

**APPLICATION FOR REZONING IN ORDER TO PERMIT A PLACE OF WORSHIP ON A VACANT LOT ZONED FOR C1, LOCAL COMMERCIAL USES, CAM STREET, SUDBURY – SITIRI INVESTMENTS LTD. (CONT'D)**

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Mr. Gosselin informed that the buffer strip is to be built on rock so they are considering different types of fencing that can be built on the rock. He believes that the existing vegetation will likely be destroyed but they are trying to preserve it if they can.

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

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

The following recommendation was presented:

PL2014-144 Caldarelli/Dutrisac: THAT the City of Greater Sudbury approve the application by Sitiri Investments Ltd. to amend Zoning By-law 2010-100Z by changing the zoning classification from "C1", Local Commercial to "I"(S), Institutional Special on those lands described as PINs 73478-0141, 73478-0142 & 73478-0642, Parcels 26175, 50615 & 50616 S.E.S., Lots 58, 59 & 60, Plan M-403 in Lot 4, Concession 6, Township of Broder, subject to the following conditions:

- a) The only permitted uses shall be a place of worship and related accessory uses;
- b) The minimum easterly interior side yard setback shall be 3 metres; and,
- c) The maximum building height shall be 11 metres.

**YEAS: Councillors Dutrisac, Craig, Caldarelli, Kilgour**

**CARRIED**

**APPLICATION FOR REZONING IN ORDER TO PERMIT TWO (2) APARTMENT DWELLING UNITS AND A ROOMING HOUSE, 476 MONTAGUE AVENUE, SUDBURY – RAYMOND GOULET & LOUISE BUCKINGHAM**

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

Report dated June 20, 2014 was received from the Acting General Manager of Growth and Development regarding an application for rezoning in order to permit two (2) apartment dwelling units and a rooming house, 476 Montague Avenue, Sudbury – Raymond Goulet & Louise Buckingham.

Letter of opposition received July 4, 2014 from Alan Mullen, area resident, was distributed at the meeting.

## **PUBLIC HEARINGS (CONT'D)**

### **APPLICATION FOR REZONING IN ORDER TO PERMIT TWO (2) APARTMENT DWELLING UNITS AND A ROOMING HOUSE, 476 MONTAGUE AVENUE, SUDBURY – RAYMOND GOULET & LOUISE BUCKINGHAM (CONT'D)**

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Louise Buckingham and Ray Goulet, the applicants and Dave Dorland, agent for the applicants, were present.

The Manager of Development Approvals outlined the application to the Committee.

Mr. Dorland circulated information regarding the building and its previous uses to the Committee. He informed that the building was built in 1929 and the current owners had originally applied for a legal non-conforming use however, as there is some doubt regarding the previous uses of the building a rezoning application has been requested. He stated that when the owners purchased the property in 2012 the building contained 15 units. They have since reduced the number of units and have renovated the building and the property. They are requesting two (2) apartment units and six (6) rooming house units. He informed that the current zoning by-law map designates the dwelling as being zoned RS-3 which permits a multiple four (4) unit dwelling or a type one group home. He stated that research was done on the prior uses of the property however the Vernon Directory was not consistent with the uses. He circulated a map of the 2010 zoning map which shows a number of R2-3(S) properties that permit rooming houses as a use. He believes this property is consistent with the character of the neighbourhood. The property has three (3) parking spaces. He believes the 1962 zoning by-law zoned the property as R-4, which permitted rooming houses at that time. He believes that the rooming house use has been permitted in the past and questions why the surrounding rooming houses were given the designation and not this one. He feels that in 2010 the property was not properly mapped under the new by-law. He believes that the City had inspected the building in 2009 when there were twelve (12) units and there were no issues. His client is seeking a reduction of the twelve (12) units to six (6) units on the upper floor and two apartments on the main floor. He believes that parking is not an issue as there are very few properties in the area with parking. His client removed a shed from the property which has allowed an additional parking space. He believes there is a shortage of rooming houses and this one is necessary to help fill the need. He submitted a letter dated 2007 from fire prevention that stated all the outstanding issues have been dealt with and there are no outstanding work orders on the property. The owner is committed to providing bicycle parking as requested. He requests that the use be recognized and that the application be approved.

Ms. Buckingham stated that she understands the concerns of the residents who submitted the letter of objection. She stated when the property was purchased there were fifteen (15) occupants. They have hired a management company to maintain the property however there was a large turnover of tenants, with one causing a great deal of issues, including visits by the police. She informed that her personal goal is to keep the property clean and is onsite almost every day. They now have a screening process for tenants and have worked to clean up the property.

## **PUBLIC HEARINGS (CONT'D)**

### **APPLICATION FOR REZONING IN ORDER TO PERMIT TWO (2) APARTMENT DWELLING UNITS AND A ROOMING HOUSE, 476 MONTAGUE AVENUE, SUDBURY – RAYMOND GOULET & LOUISE BUCKINGHAM (CONT'D)**

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Mr. Goulet explained that extensive work has been done on the property in order to clean it up. He stated a thorough tenant screening process has been put into place and he consults with the police to ensure there are no issues. They are onsite everyday to look after the building and fix any issues.

Councillor Dutrisac, Ward Councillor stated the area is also being cleaned up by the Community Action Network. She is aware that there are policing issues and is putting together a working group to increase the quality of life for the area residents.

Bob Taylor, area resident, stated that he is concerned about the property becoming a rooming house. He believes there will be issues with vehicles and parking. He believes that due to the location of the property having eight (8) units will also be an issue. He believes that rooming houses have a large turnover of tenants which could lead to some tenants being undesirable. He is concerned that a rooming house could result in the property becoming more of an eye sore and requests that the location of the garbage be moved to the side of the property. He is also concerned about the large pieces of garbage that are put onto the sidewalk when tenants move out. He stated the property has been recently cleaned up but is also concerned about the upper awning on the front of the building, the infestation of pigeons and the increase in traffic which could affect the safety of the neighbourhood children.

Councillor Craig departed at 4: 15 p.m.

Mr. Goulet informed he is constantly in touch with the by-law department regarding the property and cooperates with all requests. He informed that a tenant did leave and left large items for garbage pickup. He informed that the soffit and fascia will be replaced which will remedy the issue of the pigeons. He is open to meeting with neighbours to improve the property.

Ms. Buckingham informed that the renovations to the top floor have been completed and they currently have two tenants.

Mr. Dorland informed that the property is not up for sale and his client will continue to work with Building Services and any other department to ensure the property is kept up to standards.

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

**PUBLIC HEARINGS (CONT'D)**

**APPLICATION FOR REZONING IN ORDER TO PERMIT TWO (2) APARTMENT DWELLING UNITS AND A ROOMING HOUSE, 476 MONTAGUE AVENUE, SUDBURY – RAYMOND GOULET & LOUISE BUCKINGHAM (CONT'D)**

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

The following recommendation was presented:

PL2014-145 Dutrisac/Kilgour: THAT the City of Greater Sudbury approve the application by Raymond Goulet & Louise Buckingham to amend Zoning By-law 2010-100Z by changing the zoning classification of lands described as PIN 02128-0242, Parcel 5412 S.E.S., Lot 133, Plan M-100, Lot 6, Concession 4, Township of McKim from "R2-3", Low Density Residential Two to "R2-3(S)", Low Density Residential Two Special subject to the following conditions:

1. That the owner apply for and receive final approval for a building permit for the apartment dwelling units and rooming house to the satisfaction of the Chief Building Official prior to the passage of an amending zoning by-law.
2. That the owner apply for and receive final approval for a driveway entrance permit to the satisfaction of the General Manager of Infrastructure Services prior to the passage of an amending zoning by-law.
3. That the amending by-law contain the following site-specific provisions:
  - a. That a maximum of two apartment dwelling units on the ground floor and a rooming house containing a maximum of six guest rooms on the upper floor of the existing building be permitted.
  - b. That four parking spaces and two bicycle parking spaces be provided.
  - c. That no landscaped open space be provided.

**YEAS: Councillors Dutrisac, Kilgour**

**NAYS: Councillor Caldarelli**

**CARRIED**

**CONSENT AGENDA**

**Consent Item Pulled** Consent Agenda Item C-3 was pulled and dealt with separately

The following recommendation was presented:

PL2014-146 Dutrisac/Caldarelli: THAT the City of Greater Sudbury approve Planning Committee Consent Agenda Item C-1 to C-5.

**CARRIED**

The following are the Consent Agenda Items.

### **ROUTINE MANAGEMENT REPORTS**

Item C-1  
Application To  
Extend Draft Plan of  
Subdivision  
Approval – Municipal  
Road 55, Sudbury

Report dated June 23, 2014 was received from the Acting General Manager of Growth and Development regarding an application to extend draft plan of subdivision approval – Municipal Road 55, Sudbury – Michele Behnke, Louise Pigeau, Gilles Gasparini, Denis Pigeau and Carole Obonsawin.

PL2014-147 Caldarelli/Dutrisac: THAT the City of Greater Sudbury amend the conditions of draft approval of plan of subdivision for PINs 73572-0502 & 73561-0047, Parcels 25462 & 9903 S.E.S., Parts 1 & 2, Plan 53R-12971 in Lots 10 & 11, Concession 4, Township of Neelon, City of Greater Sudbury, File 780-6/10003, as follows:

a) By deleting condition #10 and replacing it with the following:

10. That this draft approval shall lapse on July 20, 2017.

b) By adding the following as Condition #32:

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.

c) By adding the following as Condition #33:

The development 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:

1) The owner/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.

2) 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 the 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.

## **ROUTINE MANAGEMENT REPORTS (CONT'D)**

Item C-1  
Application To  
Extend Draft Plan of  
Subdivision  
Approval – Municipal  
Road 55, Sudbury  
(cont'd)

3) 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; and,
- 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 owner/developer's schedule require to commence blasting and rock removal prior to the subdivision agreement having been signed, a site alteration permit shall be required under the City of Greater Sudbury's By-law #2009-170 and shall require a similar geotechnical report as a minimum prior to its issuance.

**CARRIED**

Item C-2  
Application to  
Extend Draft Plan of  
Subdivision  
Approval, Charlebois  
Street and St.  
Alphonse Street,  
Azilda, Consolidated  
Construction  
Services Group Inc.

Report dated June 20, 2014 was received from the Acting General Manager of Growth and Development regarding an application to extend draft plan of subdivision approval, Charlebois Street and St. Alphonse Street, Azilda, Consolidated Construction Services Group Inc.

PL2014-148 Dutrisac/Caldarelli: THAT the City of Greater Sudbury amend upon the payment of the processing fee of \$1,460.00 prior to the September 7, 2014 lapsing date, the conditions of draft approval of plan of subdivision of Lots 1 to 32, Block A, Plan M-1094, Lot 4, Concession 1, Township of Rayside, File 780-5/10004, as follows:

- a) Deleting Condition # 11 and replacing it with the following:
- “11. That this draft approval shall lapse on April 7, 2017.”
- b) Deleting Condition # 18 and replacing it with the following:
- “18. The owner shall develop a siltation control plan for the subdivision construction period to the satisfaction of the Director of Planning Services and Nickel District Conservation Authority.”

**ROUTINE MANAGEMENT REPORTS (CONT'D)**

Item C-2  
Application to  
Extend Draft Plan of  
Subdivision  
Approval, Charlebois  
Street and St.  
Alphonse Street,  
Azilda, Consolidated  
Construction  
Services Group Inc.  
(cont'd)

- c) Deleting Condition # 21 and replacing it with the following:
- “21. 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 Eastlink. This plan must be to the satisfaction of the Director of Planning Services and must be provided prior to construction for any individual phase.”
- d) Deleting Condition # 23 and replacing it with the following:
- “23. The owner shall provide proof of sufficient sanitary sewer capacity in conjunction with the submission of construction drawings for each phase of construction. All costs associated with upgrades to the downstream works required to service this subdivision will be borne totally by the owner

**CARRIED**

Item C-3  
Application to  
Remove “H”,  
Holding Designation,  
5765 Desmarais  
Road, Hanmer,  
Pierre & Francine  
Gendron

Report dated June 20, 2014 was received from the Acting General Manager of Growth and Development regarding an application to remove “H”, Holding Designation, 5765 Desmarais Road, Hanmer, Pierre & Francine Gendron.

PL2014-149 Dutrisac/Caldarelli: THAT the City of Greater Sudbury approve the application by Pierre & Francine Gendron to amend Zoning By-law 2010-100Z by removing the "H", Holding Designation on land described as PIN 73506-0182, Parcel 31171 S.E.S., Part 2, Plan 53R-5598 in Lot 7, Concession 5, Township of Hanmer in order to permit a detached garage accessory to a single detached dwelling.

**CARRIED**

Item C-4  
Application to  
Remove the “H”,  
Holding Designation,  
700 Paris Street,  
Sudbury – 2226553  
Ontario Inc.

Report dated June 23, 2014 was received from the Acting General Manager of Growth and Development regarding an application to remove the “H”, Holding Designation, 700 Paris Street, Sudbury – 2226553 Ontario Inc.

PL2014-150 Caldarelli/Dutrisac: THAT the City of Greater Sudbury approve the application by 2226553 Ontario Inc. to amend Zoning By-law 2010-100Z to lift the “H37” Holding symbol on lands described as PINS 73584-0652 and 73591-0047, Part 2, Plan 53R-3947, Part of Lot 5 in Concessions 2 and 3, Township of McKim.

**CARRIED**

**ROUTINE MANAGEMENT REPORTS (CONT'D)**

Item C-5  
Proposed  
Telecommunications  
Tower, Dieppe  
Township, City of  
Greater Sudbury,  
Rogers  
Communications

Report dated June 20, 2014 was received from the Acting General Manager of Growth and Development regarding a proposed telecommunications Tower Parcel 27819 S.W.S., Part summer Resort Location AE 15, Part 1, Plan 53R-9767, Part Summer Resort Location AE 13, Part 2, Plan 53R-9767, Part Summer Resort Location AE 15, Part 2, Plan 53R-8571, Dieppe Township, City of Greater Sudbury - Rogers Communications Inc.

PL2014-151 Dutrisac/Caldarelli: THAT the City of Greater Sudbury inform Industry Canada that they concur with the issuance of a licence for the development of a 80 metre high self support telecommunications tower at Parcel 27819 S.W.S., Part Summer Resort Location AE 15, Part 1, Plan 53R-9767, Part Summer Resort Location AE 13, Part 2, Plan 53R-9767, Part Summer Resort Location AE 15, Part 2, Plan 53R-8571, Dieppe Township, City of Greater Sudbury by Rogers Communications Inc.

**CARRIED**

Item C-6  
Proposed  
Telecommunications  
Tower, 3971 Skead  
Road, City of  
Greater Sudbury,  
Rogers  
Communications

Report dated June 20, 2014 was received from the Acting General Manager of Growth and Development regarding a proposed telecommunications Tower, Parts 1 to 3 Plan 53R-17307, in part of Lot 6, Concession 3, McLennan Township, (3971 Skead Road), City of Greater Sudbury - Rogers Communications Inc.

The Manager of Development Approvals explained the recommendation has been changed to reflect a change in the location of the tower to the south-west rear portion of the property.

PL2014-152 Caldarelli/Dutrisac: THAT the City of Greater Sudbury inform Industry Canada that they concur with the issuance of a licence for the development of a 80 metre high self support telecommunications tower to be located in the southwesterly corner of the property being Parts 1 to 3, Plan 53R-17307, in part of Lot 6, Concession 3, McLennan Township City of Greater Sudbury by Rogers Communications Inc.

**CARRIED**

Adjournment

Caldarelli/Dutrisac: That this meeting does now adjourn.  
Time: 4:35 p.m.

**CARRIED**

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COUNCILLOR DAVE KILGOUR, CHAIR

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TANYA THOMPSON, DEPUTY CITY CLERK