

Presented To:	Planning Committee
Presented:	Monday, Sep 09, 2019
Report Date	Friday, Aug 16, 2019
Type:	Public Hearings
File Number:	751-4/19-1

Request for Decision

Teen Challenge Canada Inc. – Application for Zoning By-law Amendment in order to allow for a special needs facility accommodating a maximum of sixteen individuals, 1823 Vermilion Lake Road, Dowling

Resolution

THAT the City of Greater Sudbury approves the application by Teen Challenge Canada Inc. to amend By-law 2010-100Z by changing the zoning classification on the subject lands from “C7”, Resort Commercial to “C7(S)”, Resort Commercial Special on those lands described as PIN 73367-0543, Part of Parcel 6425, Lot 3, Concession 6, Township of Fairbank, as outlined in the report entitled “Teen Challenge Canada Inc.” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 9, 2019, subject to the following conditions:

1. That prior to the passing of an amending zoning by-law:

a) The owner shall apply for a building permit for a change of use to the satisfaction of the Chief Building Official; and,

b) That the shipping containers located on the subject lands be removed to the satisfaction of the Chief Building Official and the Director of Planning Services.

2. That the amending zoning by-law contain the following site-specific provisions:

a) That in addition to those uses permitted in the parent “C7” Zone, a special needs facility be added as a permitted use; and,

b) That the special needs facility be limited to a maximum occupancy of sixteen individuals and necessary employees to provide support services.

3. That conditional approval shall lapse on September 24, 2021 unless Condition #1 above has been met or an extension has been granted by Council.

Signed By

Report Prepared By

Glen Ferguson
Senior Planner
Digitally Signed Aug 16, 19

Manager Review

Alex Singbush
Manager of Development Approvals
Digitally Signed Aug 16, 19

Recommended by the Division

Jason Ferrigan
Director of Planning Services
Digitally Signed Aug 16, 19

Financial Implications

Jim Lister
Manager of Financial Planning and Budgeting
Digitally Signed Aug 23, 19

Recommended by the Department

Tony Cecutti
General Manager of Growth and Infrastructure
Digitally Signed Aug 23, 19

Recommended by the C.A.O.

Ed Archer
Chief Administrative Officer
Digitally Signed Aug 25, 19

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 report reviews an application for Zoning By-law Amendment intended to allow for a special needs facility accommodating a maximum of sixteen individuals as a permitted use on those lands known municipally as 1823 Vermilion Lake Road in Dowling. The special needs facility is intended to be staffed by a maximum of six staff members along with one additional overnight staff member. Staff is supportive of the proposed rezoning subject to the owner applying for a building permit for change of use and confirming that any and all shipping containers located on the lands have been removed. It is recommended by staff that no amending zoning by-law be passed until these conditions have been addressed. It is also being recommended that the amending zoning by-law permit a special needs facility with site-specific development standards as identified in detail in this report in addition to those uses already permitted in the "C7" Zone under the City' Zoning By-law. The Planning Services Division is recommending that the application be approved subject to those conditions noted in the resolution section of this report.

Financial Implications

If approved, there will not be any development charges as there are no planned additions to any building. Any changes in taxation is unknown at this time as rezoning may increase the assessment value based on the change in the zoning.

Title: Teen Challenge Canada Inc.

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STAFF REPORT

PROPOSAL:

The application for the Zoning By-law Amendment seeks to amend By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury by changing the zoning classification on the subject lands from "C7", Resort Commercial to "C7(S)", Resort Commercial Special.

The application is intended to allow for a special needs facility accommodating a maximum of sixteen individuals as a permitted use on the subject lands. The special needs facility is to be staffed by a maximum of six staff members along with one additional overnight staff member. The application further indicates that existing buildings are to be utilized, and at present, there are no intentions to construct new buildings or make additions to the four existing buildings that are situated on the subject lands.

The owner has submitted a Concept Plan, Planning Justification Statement, and Pumping Test Report in support of the proposed rezoning that would permit special needs facility on the subject lands.

Existing Zoning: "C7", Resort Commercial

The "C7", Resort Commercial Zone permits an assembly hall, camping ground, commercial tourist facility, convenience store, a gas bar accessory to a main or principal use, private club, commercial recreation centre, recreation vehicle sales and service establishment accessory to a main or principal use and only for small recreation vehicles, a retail store accessory to a main or principal use, a tavern accessory to a main or principal use, and accessory outdoor display and sales related to a main or principal use. The requested use being that of a special needs facility is not permitted in the "C7" Zone.

Requested Zoning: "C7(S)", Resort Commercial Special

The application is intended to allow for a special needs facility accommodating a maximum of sixteen individuals as a permitted use on the subject lands. The special needs facility is to be staffed by a maximum of six staff members along with one additional overnight staff member.

Location and Site Description:

The subject lands are located on the south side of Vermilion Lake Road and to the west of Gordon Lake Road in the community of Dowling. The Vermilion River is located to the south and it is noted that the lands do not have water frontage onto Vermilion Lake as they are separated by a mining-related land holding to the immediate south of the subject lands. The lands have an overall lot area of approximately 5.6 ha (13.84 acres) with approximately 275 m (902.23 ft) of lot frontage on Vermilion Lake Road. There are at present four buildings located on the lands. The owner has indicated these buildings to be a single-detached dwelling, a barn-like structure previously used for sleeping and programming space, a covered gazebo and a detached garage. There is also a hydro corridor bisecting the lands and the owner has a registered easement for access purposes to access the westerly portions of the subject lands.

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Surrounding Land Uses:

North: Rural residential and agricultural uses, along with several large vacant rural parcels.

East: Rural residential and agricultural uses.

South: Privately-owned, mining-related land holdings along the shoreline of Vermilion Lake.

West: Rural residential and agricultural uses.

The existing zoning and location map attached to this report indicates the location of the subject lands to be rezoned, as well as the applicable zoning in the immediate area.

Site photos depict four existing buildings located on the subject lands. Shipping containers were also observed and are visible in photographs taken during a site visit to the lands on August 13, 2019. Abutting lands to both the east and to the west on the south side were also photographed to provide contextual background.

Public Consultation:

The statutory Notice of Application was provided to the public by newspaper and to nearby landowners and tenants located within 244 m (800 ft) of the subject lands on March 29, 2019. The statutory Notice of Public Hearing dated August 22, 2019 was provided to the public by newspaper and to nearby landowners and tenants located within 244 m (800 ft) of the subject lands.

The owner and agent were also advised of the City's policy recommending that applicants consult with their neighbours, ward councillor and key stakeholders to inform area residents of the applications prior to the public hearing. Staff understands that the agent for the owner conducted initial public consultation with landowners closest to the lands and along Vermilion Lake Road in May 2019. There was a Public Information Session (PIS) held at the Vermilion Lake Community Centre on June 19, 2019, which was attended by approximately 50-60 individuals. The PIS was advertised through the Vermilion Lake Neighbourhood Association and road-side billboards.

At the time of writing this report, numerous phone calls, emails and letter submissions both in opposition and in support of the development proposal, including one petition in opposition with respect to the intent of the rezoning was received by the Planning Services Division.

POLICY AND REGULATORY FRAMEWORK:

The property is subject to the following policy and regulatory framework:

- [2014 Provincial Policy Statement \(PPS\)](#);
- [2011 Growth Plan for Northern Ontario](#);
- [Official Plan for the City of Greater Sudbury](#); and,
- [Zoning By-law 2010-100Z](#).

The PPS and the Growth Plan for Northern Ontario, along with the City's Official Plan, provide a policy framework for land use planning and development in the City of Greater Sudbury. This framework is implemented through a range of land use planning controls such as, but not limited to, zoning by-laws, plans of subdivision and site plans.

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2014 Provincial Policy Statement

Municipalities in the Province of Ontario are required under Section 3 of the Planning Act to ensure that decisions affecting planning matters are consistent with the 2014 Provincial Policy Statement (PPS). The following PPS policies are applicable to this application for rezoning:

1. Section 1.1.1 generally outlines that accommodating an appropriate range and mix of residential and institutional needs are to be sustained and further that improved accessibility for persons with disabilities by identifying, preventing and removing land use barriers restricting full participation in society are to be encouraged;
2. Section 1.1.3.1 outlines generally that municipalities are to direct growth and development to identified settlement areas (including rural settlement areas) and further that their vitality and regeneration are to be promoted;
3. Section 1.1.4.1 outlines that rural settlement areas are to be supported through building upon rural character and leveraging rural amenities and assets, which includes accommodating an appropriate range and mix of housing options, including the efficient use of rural infrastructure and public service facilities;
4. Section 1.1.4.2 outlines that rural settlement areas shall be the focus of growth and development and that their vitality and regeneration is to be promoted;
5. Section 1.1.4.3 outlines that when directing development to rural settlement areas in accordance with Section 1.1.3, a municipality shall give consideration to rural characteristics, the scale of development and the provision of appropriate service levels; and,
6. Section 1.4.3 generally directs municipalities to provide for an appropriate range and mix of housing types and densities to meet the needs of current and future residents. This includes permitting and facilitating the provision of all forms of housing required to meet the social, health and well-being of residents including those with special needs requirements.

Growth Plan for Northern Ontario

Municipalities in the Province of Ontario are required under Section 3 of the Planning Act to ensure that decisions affecting planning matters conform with the Growth Plan for Northern Ontario. Staff has reviewed the planning matters contained within the Growth Plan for Northern Ontario and are satisfied that the application to rezone the lands conforms to and does not conflict with the Growth Plan for Northern Ontario.

Official Plan for the City of Greater Sudbury

The subject lands are designated Living Area 2 in the Official Plan for the City of Greater Sudbury. Lands which are designated Living Area 2 are typically non-urban and clustered residential settlement areas and reflect the historical development of the region. Most residential dwellings located within the Living Area 2 designation rely on private water and sewage systems with some non-urban clusters throughout the City having partial municipal services.

Section 3.2(6) outlines that in a Living Area designation that neighbourhood-based and local institutional uses form an integral part of community life and those which are compatible with the residential function of neighbourhoods are permitted.

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The following policies for Institutional Uses under Section 4.4 are relevant to this application:

1. Section 4.4(4) outlines that in considering the establishment of new institutional uses or the expansion of existing facilities on lands not specifically designated for institutional purposes, the City will ensure that:
 - a. Sewer and water services are adequate to service the site;
 - b. Adequate traffic circulation can be provided;
 - c. Adequate parking for the public is provided on-site;
 - d. Public transit and active transportation infrastructure can be provided economically for the site;
 - e. The proposed institutional use can be integrated into the area and is compatible with surrounding uses; and,
 - f. Adequate buffering and landscaping is provided.

The following policies for Housing under Section 17.0 are relevant to this application:

1. Section 17.2.6 generally outlines that supportive housing is to be facilitated and the provision of a variety of appropriate housing types in various locations designed to meet supportive housing needs of the elderly, students, people with children, persons with physical disabilities and others is permitted; and,
2. Section 17.2.6 also outlines that supportive housing is to be integrated within existing neighbourhoods and communities throughout the City on a scale compatible with neighbourhood design.

Zoning By-law 2010-100Z:

The owner is requesting in addition to those uses permitted in the "C7" Zone that a special needs facility accommodating a maximum of sixteen individuals be allowed as a permitted use on the subject lands. The special needs facility is to be staffed by a maximum of six staff members along with one additional overnight staff member. The development standards for the "C7" Zone with respect to minimum lot area, minimum lot frontage, minimum yard setbacks, minimum landscaped open space, and maximum lot coverage and building heights, would otherwise be applicable. The "C7" Zone also includes other provisions that a minimum building separation distance of 3 m (9.84 ft) be maintained and that the maximum gross floor area of any buildings be limited to a maximum of 50% of the lot area. No other site-specific relief is being requested by the owner.

Department/Agency Review:

The application including relevant accompanying materials has been circulated to all appropriate agencies and departments. Responses received from agencies and departments have been used to assist in evaluating the application and to formulate appropriate development standards in an amending zoning by-law should the application be approved.

During the review of the proposal, comments provided by circulated agencies and departments included the following:

Active Transportation, the City's Drainage Section, Operations, Roads, Traffic and Transportation have each advised that they no concerns from their respective areas of interest.

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Building Services has advised that a building permit for a change of use is required to the satisfaction of the Chief Building Official. It is noted that shipping containers have been observed on the lands and they are to be removed as they are not permitted to be placed on lands situated within the "C7" Zone. It is further noted that bicycle parking is required at a rate of 2 spaces per lot plus 1 additional space per each 500 m² (5,381.96 ft²) of gross floor area to a maximum of 24 bicycle parking spaces.

Conservation Sudbury in general has no concerns with the development proposal. It is noted however that the subject lands are location within a regulated area and any development within said area will require a direct application under Section 28 of the [Conservation Authorities Act](#) prior to commencing any works. Any application for work within the regulated area must pass the tests of [Ontario Regulation 156/06](#) with respect to the control of flooding, erosion, pollution and the conservation of the subject lands.

Development Engineering advises that the lands are not presently serviced with municipal water or sanitary sewer infrastructure.

Environmental Planning Initiatives has no concerns with the development proposal, but has provided comments with respect to the lands being in close proximity to Vermilion Lake and the Vermilion River. The owner being in close proximity to a shoreline and stream-bank is advised that they can help reduce phosphorous levels or maintain them at low levels by following several guidelines. The owner is encouraged to contact the City's Lake Water Quality Program staff for assistance and further information.

PLANNING ANALYSIS:

The 2014 PPS, the 2011 Growth Plan, and the City of Greater Sudbury Official Plan, and other relevant policies and supporting guidelines were reviewed in their entirety. The following section provides a planning analysis of the application in respect of the applicable policies, including issues raised through agency and department circulation.

The proposed rezoning is consistent with the PPS for the following reasons:

1. The proposed establishment of an institutional use in the form of a special needs facility with appropriate staffing will positively contribute to the range and mix of available residential and institutional needs in this particular part of the City and will improve accessibility for persons with disabilities by removing land use and proximity to service barriers that might otherwise restrict an individual's full participation in society;
2. The lands are designated Living Area 2 in the City's Official Plan and are considered to be an identified settlement area and further an identified rural settlement area. The establishment of a special needs facility in this setting is supportive of and encourages the continued vitality and regeneration of an identified rural settlement area along Vermilion Lake Road;
3. The lands are within an identified rural settlement area (ie. Living Area 2) and staff would again note that a special needs facility with appropriate staffing will positively contribute to the range and mix of available residential and institutional needs of the area. The proposed land use is not expected to negatively impact the existing rural character and will act to leverage existing rural amenities and assets. The former campground use is no longer operating and the lands are already configured appropriately with buildings and structures that can be supportive of a land use with similar attributes in terms of uses that provide for temporary or defined periods of accommodation for individuals. The lands would otherwise at present be an underutilized rural lot. Existing rural infrastructure will also be utilized by the proposed special needs facility;

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4. Staff is satisfied that the rural characteristics of the area will not be negatively impacted and that the scale of the proposed special needs facility is appropriate from a rural settlement area perspective. Existing rural services provided to the lands are to be utilized. The owner has not indicated that any expansions to the existing four buildings are to take place and the special needs facility would be limited to a maximum of sixteen individuals through the site-specific zoning that is being proposed; and,
5. Staff is satisfied that the provision of a special needs facility in this location will positively contribute to the provision of appropriate housing to meet local social, health and well-being needs, including those with special needs requirements.

Staff in general has no concerns with respect to the proposed rezoning conforming to the applicable policies in the Official Plan for the City of Greater Sudbury. Those policies relevant to the development proposal to allow for a special needs facility accommodating a maximum of sixteen individuals as a permitted use on the subject lands are discussed in detail below.

With respect to those applicable Living Area 2 policies, staff notes that a special needs facility is considered to be a permitted use within the Living Area 2 designation and that in particular that the proposed special needs facility in this instance would be limited to a maximum occupancy of sixteen individuals. Within the context of the surrounding area, this is considered to be an appropriate scale that is compatible with and will not negatively impact the residential functionality of the surrounding neighbourhood. Staff has noted that the lands have an overall lot area of approximately 5.6 ha (13.84 acres) with approximately 275 m (902.23 ft) of lot frontage on Vermilion Lake Road. The lands are well buffered by distance from rural residential uses on abutting lands and setbacks to the existing buildings and structures on the subject lands in each case exceed the minimum yard setbacks requirement of 10 m (32.81 ft) for the "C7" Zone.

With respect to those applicable Institutional Uses policies, staff has the following comments respect to considering the criteria for rezoning to allow for new institutional uses not specifically designated in the Official Plan for institutional purposes:

1. Staff in general has no concerns with respect to the private servicing of the proposed use on the lands. Development Engineering reviewed the development proposal and has advised that the lands are not presently serviced with municipal water or sanitary sewer infrastructure. The owner also submitted a Pumping Test Report confirming that potable water and amount of effluent to be generated by the proposed use was sufficient. The report included the undertaking of on-site pump tests and chemical testing of the private water supply and no issues were identified. The proposed use given the number of occupants and staff is understood to generate less than 4,500 litres of effluent per day and as such a Servicing Options Report and Hydro-geological Study was determined to not be required;
2. The City's Traffic Section did review the rezoning application and advised during pre-consultation with the City that based on the intended use of the lands and in relation to the previous campground use of the lands, that no negative impacts on traffic circulation on and off the lands are anticipated should a special needs facility with a maximum occupancy of sixteen individuals and necessary staff be added as a permitted use on the subject lands;
3. The submitted Concept Plan depicts a parking area having a total of eleven parking spaces that is to be located to the west of the existing detached garage on the lands. Special needs facilities are required to provide one parking space per four beds. No parking relief is being requested and staff is satisfied that adequate parking for the intended land use can be provided on the subject lands;

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4. Given the intended use of the lands, staff are satisfied that the absence of public transit and active transportation along Vermilion Lake is not essential in determining the land use compatibility of the proposed special needs facility within this setting given the rural character of the surrounding neighbourhood; and,
5. No new buildings or structures are being proposed. The lands are of sufficient size to support the intended use and staff would further note there are significant amounts of outdoor amenity and landscaped open spaces on the subject lands. The special needs facility would be well buffered to abutting rural residential uses by distances of approximately 250 m (820 ft) to the west and 175 m (574 ft) to the east respectively.

With respect to those applicable Housing policies, staff would note that a special needs facility represents a form of supportive housing and is permitted and encouraged throughout the City from the perspective of ensuring that a mix of housing types and options are available to all residents. The development proposal represents an appropriate and compatible integration of supportive housing within an existing neighbourhood. The scale of the proposed special needs facility is not considered to be excessive and it at a scale would be appropriate given this particular neighbourhood setting. Staff is therefore of the opinion that the rezoning application conforms to the Official Plan for the City of Greater Sudbury.

The applicant is requesting that the subject lands be rezoned from "C7", Resort Commercial to "C7(S)", Resort Special. Staff notes that the requested use is similar in nature to other permitted "C7" uses insofar as it relates to providing residential occupancy for defined, temporary and limited periods of time (eg. camping ground, hotel, etc) Staff is of the opinion that a special needs facility is similar in nature except that there is a service housing aspect to the proposed use.

Staff has no concerns with the requested zone category, but would note that the following site-specific provisions should be included in an amending zoning by-law:

1. That a special needs facility be added as a permitted use on the subject lands in addition to those uses permitted in the "C7" Zone; and,
2. That the special needs facility be limited to a maximum occupancy of sixteen individuals and necessary employees to provide support services.

Staff would also note that two issues were identified through the review and circulation of the rezoning application that should be addressed by the owner prior to an amending zoning by-law being enacted by Council. The two issues to be addressed are as follows:

1. Building Services has advised that a building permit for a change of use to the satisfaction of the Chief Building Official is required prior to a special needs facility being permitted to legally occupy the buildings and structures on the lands; and,
2. Building Services and Planning Services staff has advised that shipping containers were observed on the lands and are not permitted under the City's Zoning By-law in this location and circumstance. The shipping containers should be removed entirely from the lands to the satisfaction of both the Chief Building Official and the Director of Planning Services. Staff can advise however that the agent for the owner has indicated to staff that said shipping containers will be removed in a timely manner.

Title: Teen Challenge Canada Inc.

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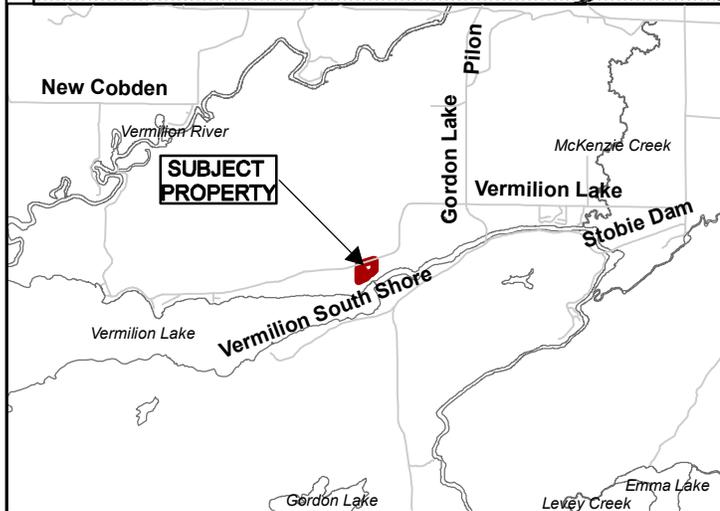
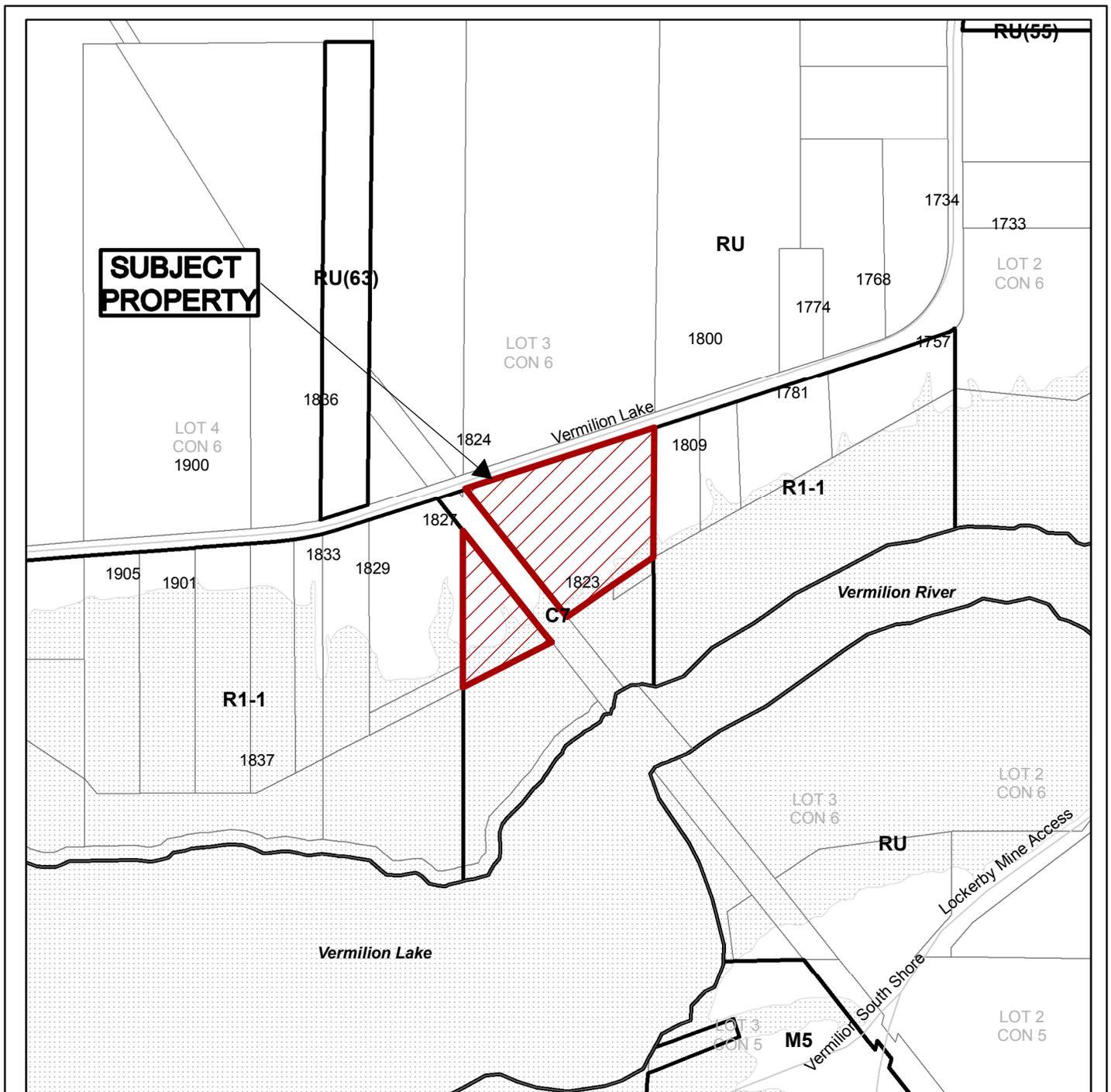
CONCLUSION:

Staff has reviewed the development proposal and is satisfied that it conforms with the Official Plan for the City of Greater Sudbury. The development proposal is also generally consistent with the land use planning policy directions identified in the PPS. Staff also notes that the application conforms to and does not conflict with the Growth Plan for Northern Ontario. Staff is recommending that prior to passing an amending zoning by-law the owner or apply for a building permit addressing the change in use and that all shipping containers be removed from the subject lands.

The following are the principles of the proposed site-specific amending zoning by-law:

- To permit a special needs facility having a maximum capacity of sixteen individuals along with required employees, for which the applicant has indicated to be staffed by a maximum of six staff members along with one additional overnight staff member; and,
- The special needs facility would be a permitted use in addition to those uses already permitted in the "C7" Zone.

The Planning Services Division therefore recommends that the application for Zoning By-law Amendment be approved in accordance with the resolution section of this report.



Growth and Infrastructure Department

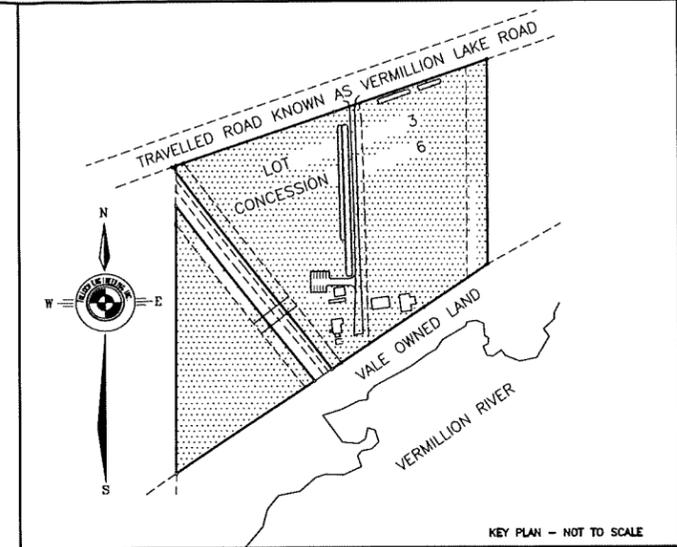
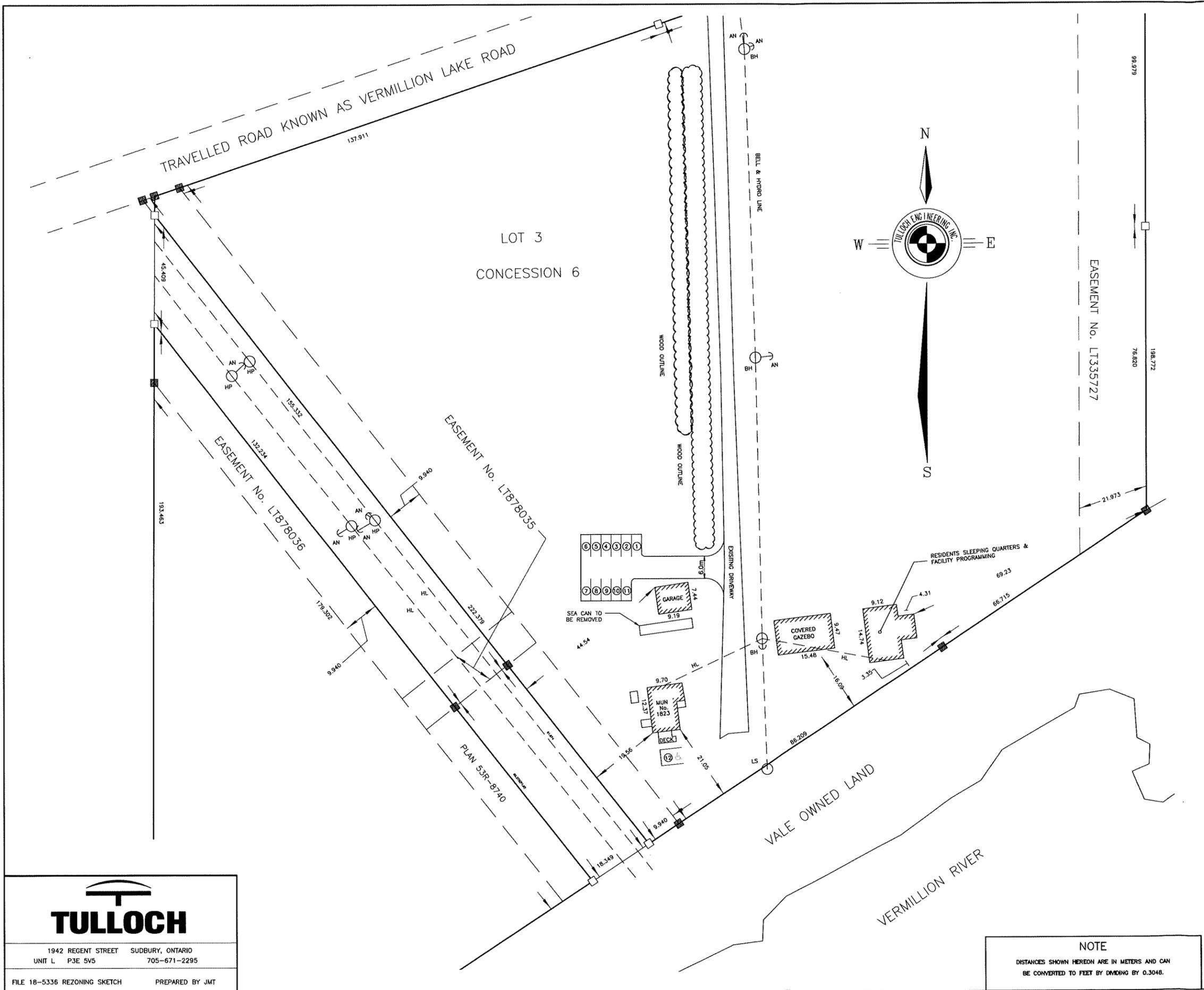
Subject Property being PIN 73367-0543,
Part of Pcl 6425, Lot 3, Concession 6,
Township of Fairbank, 1823 Vermilion Lake Road,
Dowling, City of Greater Sudbury

NTS

Sketch 1

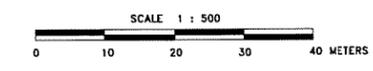
751-4/19-1

Date: 2019 03 28



NOTE: ALL STRUCTURES CURRENTLY EXISTING.

REZONING CONCEPTUAL PLAN
 PROPOSED SPECIAL NEEDS FACILITY
 TEEN CHALLENGE CANADA INC.
 1823 VERMILLION LAKE ROAD
 CITY OF GREATER SUDBURY
 PIN 73367-0543
 TULLOCH ENGINEERING INC.
 2019



LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
PIN	DENOTES	PROPERTY IDENTIFIER NUMBER
AN	DENOTES	ANCHOR
BH	DENOTES	BELL HYDRO POLE
HL	DENOTES	HYDRO LINE
HP	DENOTES	HYDRO POLE
LS	DENOTES	LIGHT STANDARD
□	DENOTES	KEY PLAN AREA OF INTEREST

CAUTION

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1942 REGENT STREET SUDBURY, ONTARIO
 UNIT L P3E 5V5 705-671-2295
 FILE 18-5336 REZONING SKETCH PREPARED BY JMT



PHOTO #1 – Subject lands as viewed from Vermilion Lake Road looking south.



PHOTO #2 – Existing four buildings located on the subject lands looking south toward Vermilion Lake/River.



PHOTO #3 – Subject lands from behind the existing four buildings looking south toward Vermilion Lake/River.



PHOTO #4 – Example of shipping container(s) observed on a site visit to the subject lands on August 13, 2019.



PHOTO #5 – Existing driveway providing access to Vermilion Lake Road as viewed from the subject lands looking north.



PHOTO #6 – Existing rural residential development located to the immediate west of the subject lands.



PHOTO #7 – Existing rural residential development located to the immediate east of the subject lands.

Connie Rossi - Fwd: Notice of Application File#751-4/19-1

From: Alex Singbush
To: clerks; Connie Rossi; Glen Ferguson
Date: 4/12/2019 10:13 AM
Subject: Fwd: Notice of Application File#751-4/19-1

>>> "Tylko, Brian M." [REDACTED] > 4/11/2019 8:44 PM >>>

Good evening Mr. Singbush,

I currently reside at 1829 Vermilion Lake Road in Chelmsford ON with my family; my wife and 3 children aged 2, 3, and 14. We received a Notice of Application concerning 1823 Vermilion Lake Road (also previously known as Club Richelieu) to re-zone the property from Resort Commercial to Resort Commercial Special. The applicant in question is Teen Challenge Canada Inc.

After doing some research, I found the applicant to be known for creating and managing drug and alcohol rehabilitation centres for Teens and Adults. This is where it gets very concerning for both my family and neighbours. Our neighbourhood is very quiet, peaceful; it is the reason why families relocate this area to retreat from hustle of the "every day life" and to escape the negativity we see and experience everyday. Our street is home to many families with very young children, such as mine. We also host many families in the summer months who enjoy camping in our neighbourhood. We chose to live in this quiet neighbourhood to give our children the opportunity to be raised in a quiet, peaceful, family oriented neighbourhood.

The addition of such a center in this area simply does not fit. Our family, as well as others, will not feel the safety and serenity there once was. Not only will we feel our safety to be in jeopardy, we feel that the appeal of our property and area will diminish.

I do encourage rehabilitation centers, I feel that they can be very beneficial. However, such a center should be located outside of a neighbourhood community to avoid disrupting the family unit.

Please consider my comments above, our community is uniting over this issue. There are petitions and community meetings being held to discuss the issue and create a forward looking plan.

Thank you for your time.

Brian Tylko, P.Eng
Percussive Manager-Canada

MAJOR
Drilling

2758 White St.
Val Caron, Ontario, Canada
Cell [REDACTED]

Kathy Heroux - Fwd: RE: Notice of Application File#751-4/19-1

From: Alex Singbush
To: Glen Ferguson; Kathy Heroux; clerks
Date: 5/22/2019 3:38 PM
Subject: Fwd: RE: Notice of Application File#751-4/19-1

>>> "Tylko, Brian M." [REDACTED] 5/22/2019 3:19 PM >>>
Mr. Singbush,

There are multiple neighbours in the immediate area seeking information regarding this application as we are all very concerned of what such a facility could bring to our peaceful neighbourhood and are getting minimal feedback from the City of Sudbury and Teen Challenge Canada Inc. As a very concerned resident of the immediate area for this facility, I would really appreciate your response to my message sent below on April 11 2019. Please let me know your thoughts.

Thank you.

Brian Tylko, P.Eng
Percussive Manager-Canada

MAJOR
Drilling

2758 White St.
Val Caron, Ontario, Canada
Cell [REDACTED]
Office [REDACTED]



[REDACTED]

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From: Tylko, Brian M.
Sent: April 11, 2019 8:45 PM
To: Alex.singbush@greatersudbury.ca
Subject: Notice of Application File#751-4/19-1

Good evening Mr. Singbush,

Office [REDACTED]



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AS
GF

RECEIVED

APR 17 2019

April 12, 2019

PLANNING SERVICES

Attention: Alex Singbush, Manager of Development Approvals
City of Greater Sudbury
Box 5000, Station A
Sudbury ON P3A 5P3

Re: File #751-4/19-1

Dear Alex Singbush,

We are writing in response to the Notice of Application regarding Teen Challenge Canada Inc.'s request to change the zoning classification at 1823 Vermillion Lake Road from Resort Commercial to Resort Commercial Special.

We are strongly opposed to this zoning reclassification for the following reasons:

- Vermillion Lake is currently a beautiful and safe community filled with family dwellings and family campgrounds. The property in question (when owned by the Club Richelieu) was used by children's clubs and schools for indoor and/or outdoor activities. These clubs and their activities did not compromise the safety of our neighbourhood, but the same cannot be said about an adult addiction rehabilitation centre.
- Individuals undergoing treatment for an addiction are volatile and their behaviour may not be rational. As with any addiction treatment program, there is risk of relapse. These behaviours cause safety concerns for our community considering the fact that the property in question is in close proximity to our local community park, a well known family campground, as well as the numerous family dwellings. It is questionable that our city would allow such an institution to operate within a fully residential area filled with families.
- We choose to live in this area (Vermillion Lake) based on the fact that it is rural, residential, and most of all, it is safe. We choose to live here even though we have a long commute to work, to shop, and/or to enjoy entertainment facilities. We also pay high taxes for very few services. This area would not have been our first choice if there was an adult addiction rehabilitation centre located within 800 metres of our family residence.
- The Notice speaks to the fact that the facility will be staffed by a maximum of six staff members along with one additional overnight staff member. This notice does not identify the minimum number of staff working at any one time. This is also cause for concern... will there be sufficient staff to control all incidents?
- The Notice states that the applicant is requesting to change the zoning classification from Resort Commercial to Resort Commercial Special. How can an adult addiction rehabilitation centre be considered a 'resort'? Wouldn't such a centre be considered an institution and require zoning accordingly?

- At risk of sounding shallow, we take great pride in our community and unfortunately our property values would be negatively impacted due to the inherent risks involved with an addiction rehabilitation centre located within our neighbourhood.

We hope that our concerns will be taken into consideration during this process. We cannot stress enough our concern regarding the safety of our neighbourhood.

Yours sincerely,



Daniel Gravel (1774 Vermillion Lake Road)
Chantal Gravel (1774 Vermillion Lake Road)
Gerard Gravel (1800 Vermillion Lake Road)
Suzanne Gravel (1800 Vermillion Lake Road)



c.c. Gerry Montpellier, Ward 3 Councillor (gerry.montpellier@greatersudbury.ca)

Connie Rossi - 751-4/19-1 - Letter of Concern - Conrad and Suzanne Gratton

From: Connie Rossi
To: Connie Rossi
Date: 4/17/2019 2:52 PM
Subject: 751-4/19-1 - Letter of Concern - Conrad and Suzanne Gratton

>>> Alex Singbush 4/15/2019 3:53 PM >>>

>>> Suzanne Gratton [REDACTED] > 4/15/2019 3:39 PM >>>
April 15, 2019

Dear Mr. Singbush and Mr. Montpelier,

Please accept this letter as formal notice of Opposition to the proposed zoning change on PIN 73367-0543, Part of Parcel 6425, LOT 3, Concession 6, Township of Fairbank (1823 Vermillion Lake Road, Dowling).

As a resident of 2230 Vermillion Lake Road and tax payer I am strongly opposed to the Notice of Application Change with respect to re-zoning the above mentioned property for intended use to allow Teen Challenge Canada Inc. to open an alcohol and drug treatment rehab centre. I fear that this will put the safety of our community at risk and also, the well-being of our children at risk. There is a community playground, the only one around, just down the road from this proposed site. As a resident, I want to ensure that our young families can use these community parks without fear. This would only escalate those parental fears on top of the ones we already having wanting our children to be in the safest environments possible. The application to the rezoning change to this former Richelieu property brings into question the proper use of land, in accordance with the City's Official Plan and conformity to the official plan and compatibility with the adjacent uses of land suitability of the land for the proposed purpose, including size and shape of the lots being created adequately of vehicular access, water supply, sewage, and disposal risk of flooding.

The properties adjacent and homes in the area have significant property values, attached with taxes and a proposed centre such as this may well indeed bring down those values. That is unfair. There are plenty of other properties within the city already in compliance with zoning and intended use which these centres/organizations should be looking at with respect to proximity to medical services and healthcare professionals they require. This property/location is 30 kms in distance from any healthcare services or our healthcare centres/hospitals within our city and poses a great risk and need for emergency care services given the parameters of this corporations probable intended need.

There are recreational parks with seasonal camping that have been on Vermillion for many years and again this type of proposed centre presents risks that can influence the quality of that environment. The environmental assessment of rezoning this property should be taken very seriously as it has access to one of our many waterways that is also a primary source of water intake for residents that live on the lake. There is only one access road in and out of Vermillion Lake and the increase in traffic volume is also a concern. This facility is said to house 16 residents plus staff that rotate all hours of the day and that alone

will increase traffic flow in and out of the area which is troublesome and problematic, especially for residents who have purposefully chosen a more rural way of life outside of city limits. Specifically, this is greenspace and waterways that we chose for living and a way of life, as to not be a part of a commercial venue or profitable rehab organization. Facilities of this nature should be restricted to Institutional Zones where there is access to services that support their needs.

Please take into serious consideration the above concerns with respect to proper use of land, neighbourhood and way of life the people in this area have invested into to get away from the very thing that is being proposed.

Respectfully,
Conrad and Suzanne Gratton
2230 Vermillion Lake Road

Sent from Yahoo Mail for iPad

Connie Rossi - Fwd: Proposed Zoning Change - Vermilion Lake Road

From: Alex Singbush
To: clerks; Connie Rossi; Glen Ferguson
Date: 4/9/2019 3:00 PM
Subject: Fwd: Proposed Zoning Change - Vermilion Lake Road

>>> Deanna Denis [REDACTED] 4/9/2019 2:36 PM >>>

Good afternoon Councillors Montpellier and Cormier,

I hope this email finds you well. As you are aware, residents of Vermilion Lake Road have begun receiving notices advising of the proposed Zoning change that would result in the property becoming a drug and alcohol rehabilitation facility for adults.

We are requesting that a community input meeting be called and that the residents of Vermilion Lake Road are offered the opportunity to provide their feedback prior to this matter proceeding to the Planning Committee.

I may be reached at home [REDACTED] and/or return email to further discuss this matter.

Regards,

Deanna Denis
2212 Vermilion Lake Road
Chelmsford ON P0M1L0

Connie Rossi - Fwd: Notice of Application - File #751-4/19-1

From: Alex Singbush
To: clerks; Connie Rossi; Glen Ferguson
Date: 4/9/2019 12:58 PM
Subject: Fwd: Notice of Application - File #751-4/19-1

>>> Diane Drapeau <[REDACTED]> 4/9/2019 11:00 AM >>>

RE : Notice of Application – File #751-4/19-1

Teen Challenge Canada Inc.

My name is Diane Drapeau, I am an elementary school teacher in our community of Dowling and I am a mother of two young children (11 and 13 years old). This email is to strongly disapprove the suggestion of a Teen Drug Rehab Center located at the Camp Richelieu on Vermilion Lake Road. I live around the corner from the Camp Richelieu being a short 5-minute walk to the location. Our home address is 1734 Vermilion Lake Road. I am appalled by the City's suggestion to add a Teen Drug Rehab Center in our quiet residential area. All homes near the Camp Richelieu have small children who walk or take their bikes to the park nearby. My children love to walk over to their friend's house to play and they must pass by the Camp Richelieu to walk over there. If you were to take the time to drive in our area, you will notice many children outside playing, people walking their dogs, children roaming around on their bikes and neighbors talking. We even have our own Vermilion Lake Neighborhood Association. They organize several fun activities in our area for our families and children to enjoy together in the great outdoors.

I find it very inappropriate to put such an establishment in such a family-based neighborhood. There are, without a doubt, better locations in Greater Sudbury where there are a lot less families around that may be affected. We moved to the Vermilion Lake Area 7 years ago to raise our children in the country and in a safe area. I am not unsympathetic to drug addicts and their rehabilitation process, however, there are risks of having such an establishment in our area where safety can be

compromised. In 2017, my husband and I bought the 60-acre land across the Camp Richelieu with the intention of rebuilding soon and live on more land than we presently do. If this Teen Drug Rehab Center goes ahead, we will be forced to sell the land and stay in our current home as I refuse to allow my children to live and grow up across a rehab center.

Many families move to the Vermilion Lake Area because of the countryside, quietness and safety it can provide them. I fear that this rehab center in our small community will turn families away, force families to move away and will greatly reduce our property value. I fear that this center will increase the crime risk in our area. How can you suggest putting a drug rehab center near so many children? Our children's safety should be **your first priority!!!** It is important to find a better location for a drug rehab center that is NOT in a residential area such as this one. Such a drug rehab center can increase traffic, noise, unpleasant behavior on the street, risk of discharge of a person who is likely to relapse, police presence which may make our children feel uneasy knowing that there is potential danger at the drug rehab center and they may grow increasingly scared. I realize that these facilities are a public health need and these adolescents require this service, however, the Vermilion Lake Area is **NOT** a suitable location. I **strongly oppose** the application to have the lot rezoned to commercial as this is a residential area and there are no commercial land around. We must keep our Vermilion Lake area a residential area for families to continue to raise their children safely.

I hope the City of Greater Sudbury will do the responsible thing in this situation and deny this application in order to keep our community safe and continue to grow with families who want to raise their children in the safety of our beautiful city.

Diane Drapeau



Connie Rossi - Fwd: 1823 Vermillion Lake Road(file# 751-4/19-1)

From: Alex Singbush
To: clerks; Connie Rossi; Glen Ferguson
Date: 4/12/2019 2:19 PM
Subject: Fwd: 1823 Vermillion Lake Road(file# 751-4/19-1)

>>> Guy Levasseur <[REDACTED]> 4/12/2019 1:16 PM >>>

Dear sir,

I'm writing to you today to express our concerns about the Teen Challenge Canada Inc. application(file# 751-4/19-1) to amend the by-law and rezone the property located at 1823 Vermillion Lake Road. Both my wife and I who each own a property in this community are in total disapproval of this change being done as we believe the impact of these changes will bring more traffic to our already busy country road as well as diminishing the value of our lifestyle out here. The property values will also be at risks of diminishing due to the fact of the type of business that will be operated out of that property. Without sounding prejudice, we invested in a small country farm community to be able to relax and enjoy ourselves. By imposing businesses near and around us such as this one, we truly believe that this will be a major factor preventing us enjoying the peacefulness of our area therefore affecting the quality of life that we are presently accustomed to

Furthermore, the fact that there are only a few of the property owners and not all, in our small community that were actually contacted in regards to these changes, leads us to believe that there are hidden agendas as well as reasons for this action on their part.

It is with regret that myself, Guy Levasseur of 1781 Vermillion Lake Road as well as my wife, Julie Frost of 2109 Vermillion Lake Road, are totally opposed to these changes. We will also be present at all and any council or municipally meetings in regards to this application to oppose and have our voices heard.

We ask that we are kept informed within reasonable time of all and any meetings in this matter.

With all due respect, we remain

Yours truly,

Guy Levasseur / Julie Frost
1781Verm.Lk.rd/2109Verm.lk.
[REDACTED]

Connie Rossi - Fwd: Opposition to proposed zoning on Vermillion Lake Road

From: Alex Singbush
To: clerks; Connie Rossi; Glen Ferguson
Date: 4/15/2019 9:18 AM
Subject: Fwd: Opposition to proposed zoning on Vermillion Lake Road

>>> Jessica Goudreau <[REDACTED]> 4/14/2019 12:00 PM >>>

Dear Mr. Singbush and Mr. Montpellier,

Please accept this letter as formal notice of Opposition to the proposed zoning change on PIN 73367-0543, Part of Parcel 6425, LOT 3, Concession 6, Township of Fairbank (1823 Vermillion Lake Road, Dowling).

As a resident of 2330 Vermillion Lake Road and tax payer I am strongly opposed to the Notice of Application Change with respect to re-zoning the above mentioned property for intended use to allow Teen Challenge Canada Inc. to open an alcohol and drug treatment rehab centre. I fear that this will put the safety of our community at risk and also, the well-being of our children at risk. There is a community playground, the only one around, just down the road from this proposed site. As a resident, I want to ensure that our young families can use these community parks without fear. This would only escalate those parental fears on top of the ones we already having wanting our children to be in the safest environments possible. The application to the rezoning change to this former Richelieu property brings into question the proper use of land, in accordance with the City's Official Plan and conformity to the official plan and compatibility with the adjacent uses of land suitability of the land for the proposed purpose, including size and shape of the lots being created adequately of vehicular access, water supply, sewage, and disposal risk of flooding.

The properties adjacent and homes in the area have significant property values, attached with taxes and a proposed centre such as this may well indeed bring down those values. That is unfair. There are plenty of other properties within the city already in compliance with zoning and intended use which these centres/organizations should be looking at with respect to proximity to medical services and healthcare professionals they require. This property/location is 30 kms in distance from any healthcare services or our healthcare centres/hospitals within our city and posses a great risk and need for emergency care services given the parameters of this corporations probable intended need.

There are recreational parks with seasonal camping that have been on Vermillion for many years and again this type of proposed centre presents risks that can influence the quality of that environment. The environmental assessment of rezoning this property should be taken vary seriously as it has access to one of our many waterways that is also a primary source of water intake for residents that live on the lake. There is only one access road in and out of Vermillion Lake and the increase in traffic volume is also a concern. This facility is said to house 16 residents plus staff that rotate all hours of the day and that alone will increase traffic flow in and out of the area which is troublesome and problematic, especially for residents who have purposefully chosen a more rural way of life outside of city limits. Specifically, this is greenspace and waterways that we chose for living and a way of life, as to not be a part of a commercial venue or profitable rehab organization. Facilities of this nature should be restricted to Institutional Zones where there is access to services that support their needs.

Please take into serious consideration the above concerns with respect to proper use of land,

neighbourhood and way of life the people in this area have invested into to get away from the very thing that is being proposed.

Respectfully,
Jessica Goudreau
2330 Vermillion Lake Road

Sent from my iPhone

Connie Rossi - Fwd: Hi Re Vermillion Lake Site Rezoning Application

From: Karen Pappin <[REDACTED]>
To: Alex Singbush <Alex.Singbush@greatersudbury.ca>
Date: 4/15/2019 3:32 PM
Subject: Fwd: Hi Re Vermillion Lake Site Rezoning Application

----- Forwarded message -----

From: Karen Pappin <[REDACTED]>
Date: Wed, Apr 10, 2019 at 10:29 PM
Subject: Hi Re Vermillion Lake Site Rezoning Application
To: Alex Singbush <Alex.Singbush@greatersudbury.ca>

I have a couple of questions

1. What is the time line or anticipated date for the proponent to have a public/ neighbourhood meeting?
2. What is the process for opponents to appear before Planning Committee and Council if it goes that far?
3. What is the timeline for this application for rezoning to be on Planning Committee Agenda?

Also I found out that this company claims it is a Teen Recovery Centre. Unpacking their online information their client group is 18+ which would qualify as adult under the law.

I have grave reservations about them.

Thank you in advance

KP

--

Dr. Karen Pappin
[REDACTED]

--

Dr. Karen Pappin
[REDACTED]

AS ✓
GF ✓

Kathy Heroux - rehab on vermillion lake road

From: Kayla Breault [REDACTED]
To: "alex.singbush@greatersudbury.ca" <alex.singbush@greatersudbury.ca>
Date: 4/30/2019 4:41 PM
Subject: rehab on vermillion lake road

To whom this may concern,

My husband and I purchased a house on Vermillion lake road in the summer of 2018 in hopes of raising our children in a safe and quiet neighbourhood, away from all the commotion of the city. I feel that bringing the rehabilitation center to our neighbourhood would take away from this. I feel as though it would bring around more traffic to the street, as well as cause a lot of worry for us as parents. I feel that what you do is great, helping those with addictions better themselves however I do not believe this is the place to do it.

I really do hope you find a better place to put this center.

Thank you,
Kayla Breault

Kathy Heroux - Fwd: "Teen Challenge Canada" Alcohol & Drug Rehabilitation Centre Vermilion Lake Community

From: Alex Singbush
To: clerks; Kathy Heroux; Glen Ferguson
Date: 6/5/2019 10:20 AM
Subject: Fwd: "Teen Challenge Canada" Alcohol & Drug Rehabilitation Centre Vermilion Lake Community

>>> Mark Gibbons [REDACTED] 6/5/2019 8:31 AM >>>
Good Morning Alex and Gerry

I am emailing you my concerns with "NO" SUPPORT of having Teen Challenge Canada on Vermilion Lake.

I will be down south in meetings during this meeting arranged for Vermilion Lake Community. I will have my spouse Natalie and my 27 year old daughter Jennifer attending addressing their concerns on behalf of our family, daughter 14yrs of age and grandson 9 months old.

I'm Mark Gibbons at 15 Joseph Street (end of Vermilion Lake Rd).

As much as I support rehabilitation Centres I cannot support this application from a friendly Camp Richelieu to a "Adult" Drug and Alcohol Rehabilitation Centre in a small remote young family community with unsupervised family play ground near by, families walking their young children and babies. Most of have large properties that can be hidden, private with little to no visibility.

It's dark at night, leaving us concerned being out with our families or going into town leaving wife and children behind!

I'd ask if you would take the risk with your families?

I can only see too much opportunity and freedom roads and water access not to mention the distance from police support, the time it would take to address an unfortunate situation.

This application states "Teen" yet rehab center would be for men over the age of 18 years old!

Look forward to your response.

Please feel free to contact me on my cell or email to discuss if you have any questions.

[REDACTED]

Sent from my iPhone

RECEIVED

JUN 05 2019

PLANNING SERVICES

Connie Rossi - Fwd: Planning File Number 751-4/19-1

From: Alex Singbush
To: Glen Ferguson; Connie Rossi; clerks
Date: 4/10/2019 12:58 PM
Subject: Fwd: Planning File Number 751-4/19-1
Attachments: Opposition to By-Law Amendment.pdf

>>> Shannon Mac Gillivray [REDACTED] > 4/10/2019 10:48 AM >>>
Please accept this submission as notice of opposition to the proposed by-law amendment on Vermilion Lake Road.\

Shannon & Martin Mac Gillivray
Phone [REDACTED]

-

Martin & Shannon Mac Gillivray
2374 Vermilion Lake Road
Chelmsford, Ontario POM 1L0

April 10, 2019

Planning Committee & City Council
200 Brady Street
Sudbury ON P3A 5P3

For Distribution/Emailed to: Mr. Alex Singbush - Alex.singbush@greatersudbury.ca
Mr. Gerry Montpellier – Gerry.montpellier@greatersudbury.ca

Subject: File Number 751-4/19-1
Teen Challenge Canada Inc - 1823 Vermilion Lake Road, Dowling
Application To amend By-law 2010-100Z being the Zoning By law for the City of Greater Sudbury by changing the zoning classification on the subject lands from "C7", Resort Commercial to "C7(S)", Resort Commercial Special.

Planning Committee and City Council:

We are writing to oppose the proposal from Teen Challenge Canada Inc to amend the zoning of the property on Vermilion Lake Road.

The historical use of this property was within the permitted uses of a parcel zoned as C7 Resort Commercial and was used primarily as a day camp (seasonal) for children. The proposed use is not for Commercial Resort Purposes, but for an Institution for adults with drug and alcohol issues to be rehabilitated. This is an Institution, a Long Term Stay Crisis Residence for adults, and is not a permitted use for C7 Resort Commercial property or C7 Resort Commercial Special properties. In accordance with the Planning by-laws, this type of facility requires an Institutional Zoning designation, not a commercial designation.

This type of facility couldn't be more different in nature than that of the historical and intended use of this property, and surely does not align with the overall development plan for the Vermilion Lake Area. This Institution should be developed in an area that is not primarily residential. In viewing the other Institutions developed by this organization, those that are located rurally look to be in much more isolated locations, with few, if any, having close neighbours. Is this proposed property also located in a Flood Risk Zone and isn't new development limited or restricted in these areas? Our road is also in a deplorable state of disrepair and worsening everyday; adding construction vehicles and daily institutional traffic will make things worse. Wouldn't a Crisis institution of this nature likely demand additional public support services in our rural area including police, fire and ambulance, in contravention with the Official Plan's rural development policies?

We respectfully request the City deny this application. I would like to be notified of the city's final decision on this matter.

Sincerely,

Martin & Shannon Mac Gillivray

Sent From 

Connie Rossi - Fwd: Teen Challenge Canada

From: Alex Singbush
To: clerks; Connie Rossi; Glen Ferguson
Date: 4/12/2019 10:12 AM
Subject: Fwd: Teen Challenge Canada

>>> Melissa Bertrand [REDACTED] 4/11/2019 9:04 PM >>>

Hello,

I am sending this e-mail to voice my concern of using a piece of property on Vermilion Lake Road for the Teen Canada Challenge.

There are numerous families with young children in the area that oppose the idea as do I. As parents we already have enough to worry about on a daily basis, adding this into our community just makes the worrying worse.

Thanks,
Melissa
Sent from my iPhone

Connie Rossi - Fwd: File#751-4/19-1 OPPOSITION TO NOTICE OF APPLICATION

From: Alex Singbush
To: clerks; Connie Rossi; Glen Ferguson
Date: 4/11/2019 2:53 PM
Subject: Fwd: File#751-4/19-1 OPPOSITION TO NOTICE OF APPLICATION

>>> MJ Lamoureux [REDACTED] 4/11/2019 1:41 PM >>>
Alex.singbush@greatersudbury.ca, Gerry.montpellier@greatersudbury.ca

April 11, 2019

Dear Mr. Singbush and Mr. Montpellier,

Please accept this letter as formal notice of Opposition to the proposed zoning change on PIN 73367-0543, Part of Parcel 6425, LOT 3, Concession 6, Township of Fairbank (1823 Vermillion Lake Road, Dowling).

As a resident of 2355 Vermillion Lake Road and tax payer I am strongly opposed to the Notice of Application Change with respect to re-zoning the above mentioned property for intended use to allow Teen Challenge Canada Inc. to open an alcohol and drug treatment rehab centre. I fear that this will put the safety of our community at risk and also, the well-being of our children at risk. There is a community playground, the only one around, just down the road from this proposed site. As a resident, I want to ensure that our young families can use these community parks without fear. This would only escalate those parental fears on top of the ones we already having wanting our children to be in the safest environments possible. The application to the rezoning change to this former Richelieu property brings into question the proper use of land, in accordance with the City's Official Plan and conformity to the official plan and compatibility with the adjacent uses of land suitability of the land for the proposed purpose, including size and shape of the lots being created adequately of vehicular access, water supply, sewage, and disposal risk of flooding.

The properties adjacent and homes in the area have significant property values, attached with taxes and a proposed centre such as this may well indeed bring down those values. That is unfair. There are plenty of other properties within the city already in compliance with zoning and intended use which these centres/organizations should be looking at with respect to proximity to medical services and healthcare professionals they require. This property/location is 30 kms in distance from any healthcare services or our healthcare centres/hospitals within our city and poses a great risk and need for emergency care services given the parameters of this corporations probable intended need.

There are recreational parks with seasonal camping that have been on Vermillion for many years and again this type of proposed centre presents risks that can influence the quality of that environment. The environmental assessment of rezoning this property should be taken vary seriously as it has access to one of our many waterways that is also a primary source of water intake for residents that live on the lake. There is only one access road in and out of Vermillion Lake and the increase in traffic volume is also a concern. This facility is said to house 16 residents plus staff that rotate all hours of the day and that alone will increase traffic flow in and out of the area which is troublesome and problematic, especially for residents who have purposefully chosen a more rural way of life outside of city limits. Specifically, this is greenspace and waterways that we chose for living and a way of life, as to not be a part of a commercial

venue or profitable rehab organization. Facilities of this nature should be restricted to Institutional Zones where there is access to services that support their needs.

Please take into serious consideration the above concerns with respect to proper use of land, neighbourhood and way of life the people in this area have invested into to get away from the very thing that is being proposed.

Respectfully,
MJ Pappin-Lamoureux
2355 Vermillion Lake Road

Connie Rossi - 751-4/19-1 - Letter of Concern - Reg and Sue Lachapelle

From: Connie Rossi
To: Connie Rossi
Date: 4/17/2019 2:49 PM
Subject: 751-4/19-1 - Letter of Concern - Reg and Sue Lachapelle

>>> Alex Singbush 4/15/2019 9:18 AM >>>

>>> Sue Lachapelle [REDACTED] 4/13/2019 8:03 AM >>>
Dear Sir

Im very concerned over the possible rezoning of Club Richelieu on Vermillion Lake Road, Chelmsford. I live in this community, and there are a lot of young families with kids riding their bikes., adults, teens walking on the road., a nice park close to the Club. I personally walk daily this road for my regular exercise. I would not feel safe after this opened., as there are no fool proof way of having 100% security. A better place for such a teen home., would have to be more remote. We feel safe and peaceful here, the choice we made in buying outside of town. Having this place open up here., would definitely reduce property values, and even worse., create more fear and anxiety in our quiet neighbourhood. I would like my voice heard... as many others feel the same way. Very concerned citizens.

Reg Lachapelle
Sue Lachapelle
2175 Vermillion Lake Road, Chelmsford

Sent from my iPad

AS
GF.**RECEIVED**

APR 16 2019

Connie Rossi - Fwd: Zoning Re-Classification File # 751-4/19-1

PLANNING SERVICES

From: Alex Singbush
To: clerks; Connie Rossi; Glen Ferguson
Date: 4/17/2019 9:21 AM
Subject: Fwd: Zoning Re-Classification File # 751-4/19-1

>>> Sharri Chevrier <[REDACTED]> 4/16/2019 5:28 PM >>>

Dear Alex, I am Ross Depatie, I live at 1824 Vermillion Lake Road, here are some concerns.

The Richelieu Club for 40 plus years was a day camp (resort) for kids groups used intermittently, mostly during the summer months. Now City is proposing zoning change to accommodate 22 adults (16 of whom have drug and/or alcohol addictions) 24 hours a day - 7 days week. I do not know how the septic system could even keep up with that much extra demand. I think we residents of Vermillion Lake are right to be concerned about safety, property values, noise, traffic and any unpleasant behavior on our street, all of which reduce the quality of our lives, especially in this rural setting (not urban). I am aware that research shows that addiction centers do not impact communities crime wise any more than other commercial businesses, which is exactly why the 33 homes which are within 1 kilometer of 1823 all bought or built these homes out in the country, to be away from an urban center with commercial businesses for peace and tranquility. I believe this drug / alcohol addiction center will detract value from our country setting and make all homes in the vicinity less appealing to live in and for resale.

I am hoping that you all give these concerns thoughtful consideration before changing the dynamics of our neighborhood. Please keep me informed.

Sincerely, Ross Depatie

Connie Rossi - Fwd: Opposition to proposed zoning change-1823 Vermillion Lake Road

From: Alex Singbush
To: clerks; Connie Rossi; Glen Ferguson
Date: 4/15/2019 9:17 AM
Subject: Fwd: Opposition to proposed zoning change-1823 Vermillion Lake Road

>>> Sarah Fraser <[REDACTED]> 4/15/2019 6:43 AM >>>

April 15, 2019

Dear Mr. Singbush and Mr. Montpellier,

Please accept this letter as formal notice of Opposition to the proposed zoning change on PIN 73367-0543, Part of Parcel 6425, LOT 3, Concession 6, Township of Fairbank (1823 Vermillion Lake Road, Dowling).

As a resident of 2116 Vermillion Lake Road and tax payer I am strongly opposed to the Notice of Application Change with respect to re-zoning the above mentioned property for intended use to allow Teen Challenge Canada Inc. to open an alcohol and drug treatment rehab centre. I fear that this will put the safety of our community at risk and also, the well-being of our children at risk. There is a community playground, the only one around, just down the road from this proposed site. As a resident, I want to ensure that our young families can use these community parks without fear. This would only escalate those parental fears on top of the ones we already having wanting our children to be in the safest environments possible. The application to the rezoning change to this former Richelieu property brings into question the proper use of land, in accordance with the City's Official Plan and conformity to the official plan and compatibility with the adjacent uses of land suitability of the land for the proposed purpose, including size and shape of the lots being created adequately of vehicular access, water supply, sewage, and disposal risk of flooding.

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venue or profitable rehab organization. Facilities of this nature should be restricted to Institutional Zones where there is access to services that support their needs.

Please take into serious consideration the above concerns with respect to proper use of land, neighbourhood and way of life the people in this area have invested into to get away from the very thing that is being proposed.

Sincerely ,
Sarah Fraser
2116 Vermillion Lake Road

Connie Rossi - Fwd: Notice of Application File#751-4/19-1

From: Alex Singbush
To: clerks; Connie Rossi; Glen Ferguson
Date: 4/12/2019 10:10 AM
Subject: Fwd: Notice of Application File#751-4/19-1

>>> Steven Dale [REDACTED] 4/11/2019 11:56 PM >>>
Good evening Mr. Singbush,

I currently reside at 1827 Vermilion Lake Road in Chelmsford ON with my family; my 3 children aged (twins) 15 and an 18 year old (all girls) along with an elderly mother I take care of that 74. We received a Notice of Application concerning 1823 Vermilion Lake Road(also previously known as Club Richelieu) to re-zone the property from Resort Commercial to Resort Commercial Special. The applicant in question is Teen Challenge Canada Inc.

I'm not sure what the full intent is for this location but I'm concerned for what effect this will have on the neighbourhood and the property values. (it looks like a drug and alcohol rehabilitation centre) and I'm the house next to it without any fencing or anything. This is where it gets very concerning for both my family and neighbours. Our neighbourhood is very quiet, peaceful; it is the reason why families relocate this area to retreat from hustle of the "every day life" and to escape the negativity we see and experience everyday. Our street is home to many families with very young children, teenagers and older retired couples that want to enjoy their retirement in a peaceful and tranquil environment. We enjoy the rural and farm/ agricultural landscape and the camping and lake environment.

We also host many family events in the summer months who enjoy camping, noting and fishing in our neighbourhood and winter activities such as snowmobiling and ice fishing. We chose to live in this quiet neighbourhood to give our children and elderly parents the opportunity to be raised or live in a quiet, peaceful, family oriented neighbourhood and enjoy this quality of life they earned.

The addition of such a centre in this area simply does not fit (if it's going to be used for what the rumour mill is saying). Our family, as well as others, will not feel the safety and serenity there once was. Not only will we feel our safety to be in jeopardy, we feel that the appeal of our property and area will diminish.

I do encourage rehabilitation centres, I feel that they can be very beneficial. However, such a centre located in an area so far away from emergency services such as police, fire and ambulance causes fear for many residents including myself and my family. I feel that such a centre is valuable but should be relatively close to those services should any incidences or problems arises and not in the middle of an established neighbourhood with homes and families so close to this type of facility.

Please consider my comments above, our community is uniting over this issue. There are petitions and community meetings being held to discuss the issue and create a forward looking plan. I am not in favour for this and would look at selling if such should get approved. I would also look them to move away from this district and out of the great city of Sudbury tax reach.

Thank you for your time.

Steve Dale
A concern neighbour.
Sent from my iPhone

AS
GF

Connie Rossi - Fwd: File #751-4/19-1

From: Alex Singbush
To: clerks; Connie Rossi; Glen Ferguson
Date: 7/8/2019 8:13 AM
Subject: Fwd: File #751-4/19-1
Attachments: Letter_File751-4_19-1.pdf

RECEIVED

JUL 08 2019

PLANNING SERVICES

Letter attached.

>>> Sylvie Despatie [REDACTED] 7/4/2019 2:47 PM >>>

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AS
GF

RECEIVED

JUL 08 2019

PLANNING SERVICES

July 4th, 2019

Dear Mr. Singbush and Mr. Montpellier,

RE: File #751-4/19-1

Our names are Sylvie and Robert Despatie and we live in Hanmer. We have two children ages 11 and 15. Our sister and sister-in-law and their families both live on Vermilion Lake Road. We have been made aware of the notice of application sent on behalf of Teen Challenge Canada where they have asked to have the property known as Camp Richelieu rezoned from resort commercial to resort commercial special. We are sending you this letter to share our **strong opposition** to this application. We are frequent visitors to the Vermilion Lake Area and our children often stay overnight at our relatives' houses. They often walk with their cousins to the local city park to play basketball or just to hang out together with other neighborhood friends. We have never been concerned for their safety as the Vermilion Lake area has a reputation for being safe and family-orientated. If this rezoning is allowed to C7 special to permit Teen Challenge Canada to open a rehab center, we fear that the reputation of this area for being a great place to live and visit will be affected negatively. This is an area with a high volume of families and homes and is not a proper location for an alcohol and rehabilitation center. Certain areas of Sudbury are known as prime locations to live and the Vermilion Lake area has such a reputation as it is quiet, safe and has all the benefits of living in nature. This area should continue to be a family neighborhood that people chose to raise their families.

We appreciate the opportunity to express our opposition to this application.

Sylvie & Robert Despatie

1182 Dominion Drive, Hanmer

Connie Rossi - Camp Richelieu Vermilion Lake

From: Tyler-Lynne Belanger [REDACTED]
To: "alex.singbush@greatersudbury.ca" <alex.singbush@greatersudbury.ca>
Date: 6/21/2019 9:07 AM
Subject: Camp Richelieu Vermilion Lake

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Good morning,

I have heard that there are thoughts of turning the old Camp Richelieu into an Alcohol and Drug Rehabilitation Center. There are a lot of neighbours opposing this idea. I believe it's a great idea! I think it's a great spot, it's isolated from the city and it's extremely peaceful. I believe everybody deserves a second chance and the men going to this center deserve another chance, as does everybody that makes mistakes. I believe that the petition going around the neighbourhood makes it seem like these men are criminals when in fact they've just made mistakes and are trying to better themselves.

Thank you for taking the time to read this.

Tyler

Connie Rossi - Fwd: File #751-4/19-1

From: Alex Singbush
To: Glen Ferguson; clerks; Connie Rossi
Date: 4/10/2019 3:25 PM
Subject: Fwd: File #751-4/19-1
Attachments: Greater City of Sudbury-Notice of Application.docx

>>> katie toby [REDACTED] > 4/10/2019 1:14 PM >>>

Good Afternoon gentlemen, please find attached our letter in regards to the Application of Teen Challenge Canada Inc.

Thank you, Wendy and Wade Ostrowalker

Re: Notice of Application-File #751-4/19-1

Teen Challenge Canada Inc.

My name is Wendy Ostrowalker, my husband Wade and I are homeowners which we live beside the Club Richelieu at 1809 Vermillion Lake Road for 14 years and also lived 4 kms down the road for 18 years. We raised our 2 boys and now they are raising their children on Vermillion Lake Road. We all love living out here in this beautiful little community. This email is to let you all know that we STRONGLY DISAPPROVE the suggestion of a Teen Drug Rehab Center that may be located at the Camp Richelieu on Vermillion Lake Road. I cannot believe that the City would think to allow a Teen Drug Rehab Center in our beautiful and quiet family oriented community, where young families are out enjoying the outdoors and we even have our own Vermillion Lake Neighbourhood Association. They organize fun family activities and worked hard to raise funds for a play ground for the children of Vermillion to enjoy.

Many families move out here because they want the safety, quietness and the enjoyment of country life to raise their children as we did and now we get to enjoy watching our grandchildren grow in this environment.

This is safety factor as well and it should be the FIRST PRIORITY to the City of Sudbury for our children, grandchildren and adults as well.

I'm sure there are other places that would suit this type of establishment within the Greater City of Sudbury and WITHOUT A DOUBT NOT in a family based neighbourhood such as Vermillion Lake. I realize that these facilities are required to help people but this type of establishment should be located in a more isolated area where they can be safe for themselves and to others around them.

How will my grandchildren be able to go out and play in my back yard when they come to visit us, as they do often. They will feel uneasy to be able to run and play in their grandparent's yard and we will feel the same. We will be worried all the time!!

What about our property value? This will affect our sale of homes, who would want to live beside such establishment!

Such a center as this can increase unpleasant situations, traffic, noise and not to mention a risk of a person who is likely to relapse and police presence which will make it unpleasant to our young children and grandchildren knowing of potential danger that could occur.

Again WE STRONGLY DISAPPROVE of this application to have the lot rezoned to commercial as this a residential area and there is no commercial land around.

Let us keep our Vermillion Lake area as a family residential area so that we can continue to raise and watch our children and grandchildren grow in a safe and beautiful environment.

Thank you

Wendy and Wade Ostrowalker

Connie Rossi - Fwd: FULL SUPPORT OF REHAB CENTRE FOR TEEN CHALLENGE CANADA

From: Alex Singbush
To: clerks; Connie Rossi; Glen Ferguson
Date: 6/17/2019 9:07 AM
Subject: Fwd: FULL SUPPORT OF REHAB CENTRE FOR TEEN CHALLENGE CANADA

>>> Beth Goodmurphy <[REDACTED]> 6/17/2019 8:53 AM >>>

Our household received a petition to sign against an alcohol and drug rehabilitation centre that Teen Challenge Canada is wanting to open at the property purchases from Club Richelieu. We are not signing the petition; rather we want to put our support behind this cause.

There are friends and family that we know that have benefited from similar programs and we would be hypercritical not to support this initiative in our area. The concern, stated in the petition, of the potential decrease in our property values is quite self centred with the Not in my Backyard mentality. These people need help and Vermilion Lake is a beautiful setting to receive it. They are out of the way of temptation and are in a wonderful place to get back to basics and to nature to receive the healing they need.

People need these types of programs and as a society it is important that assistance is available for them.

Beth Goodmurphy
Property owner at
2415 Vermilion Lake Road, Chelmsford
[REDACTED]

Connie Rossi - Fwd: Notice of Application - Vermilion Lake Road

From: Alex Singbush
To: Connie Rossi; clerks; Glen Ferguson
Date: 7/30/2019 8:09 AM
Subject: Fwd: Notice of Application - Vermilion Lake Road
Attachments: letter.Rita.docx

>>> Eric Drapeau <[REDACTED]> 7/29/2019 3:25 PM >>>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon Mr. Singbush and Mr. Montpelier,

Please find enclosed our letter opposing the application made for rezoning on Vermilion Lake Road. Thank you for carefully reviewing our concerns.

Rita & Raymond Thibeault

June 22nd, 2019

Dear Mr. Singbush and Mr. Montpellier,

RE: File #751-4/19-1

Our names are Rita and Raymond Thibeault and we live at 513 Bradley Road which is off Vermilion Lake Road in Chelmsford. We have been residing at this residence since 1970 and have raised our three girls in this area. It has recently come to our attention that the City has sent a Notice of Application to residents living near the Place Richelieu on Vermilion Lake Road. This application is for rezoning to C7S for Teen Challenge Canada to establish a 16 resident alcohol and drug rehabilitation center. I am writing to you today to share my **STRONG OPPOSITION** to this application. As residents of the Vermilion Lake Road area, we enjoy the safety and quietness of our neighborhood. Our daughter, son-in-law and their two young children live in close proximity to this property. We feel this is a very inappropriate location for an alcohol and drug rehabilitation center as this is a very residential area with properties with a very high price value.

Our daughters enjoyed activities at the Place Richelieu as children and we have always supported the Club Richelieu for their efforts at promoting French activities in our neighborhood. To think that this property which was zoned C7 back in the 1970s to allow these wonderful activities for children being changed to C7 (S) to allow a crisis residence is absurd. We have seen, over the past 50 years, the area going from a few residents to a well-established family-oriented neighborhood with many new houses built. So many young families purchase homes and properties in that area because of its amazing country living. As grandparents, we enjoy seeing these young families raising their children in the same environment we raised our daughters. Now, with the increased population of the Vermilion Lake area

since 1970 and the close proximity of the houses, we find it highly inappropriate to allow this zone to be changed to allow a crisis residence. The Place Richelieu allowed occasional children's activities and now, Teen Challenge Canada wants to make it a year-round full-time residence for men who struggle with addictions. It does not seem like the right place to do so.

We hope you will share this letter with the Planning Committee and consider our letter when making the decision. Again, we **STRONGLY OPPOSE** this application for rezoning.

Thank you!

Rita & Raymond Thibeault

Petition opposing the Notice of Application

File #751-4/19-1 -Teen Challenge Canada Inc.

We, the undersigned eligible voters of the *City of Greater Sudbury*, are concerned citizens who strongly oppose the application «*To amend By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury by changing the zoning classification on the subject lands from 'C7' Resort Commercial to 'C7(S)', Resort Commercial Special.*» for the land located at PIN 73367-0543, Part of Parcel 6425, Lot 3, Concession 6, Township of Fairbank (1823 Vermilion Lake Road, Dowling). *We strongly oppose this application based on safety and security concerns as well as environmental issues (septic bed and water supply), increased and nonresidential traffic to the area and Vale owning the waterfront part of the lot. This is a residential area that is undergoing transition ownership and new residential private single-family residential development with values in the 500,000.00 dollar range and is attracting young families to the area. Also, which is well used by the children in the area, a city playground unsupervised is also located in close location to the subject site under rezoning application. Another concern is the facility is misleading in the company name Teen Challenge Canada Inc. After careful review of their profile, it is indicated that residents will be 18 years old and over which under the law qualifies them as adults. Facilities, such as the proposed in the application, are institutional and should be restricted to institutional zones and NOT residential areas such as this one.*

The area is serviced by 4 school buses which indicates a high youth population from JK to high school. The proposed use of the subject property is not compatible with this residential area of the Greater City of Sudbury and therefore the undersigned oppose the rezoning request from C-7 to C-7 Special.

Name (Print clearly)	Signature	Address	Date Signed
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