

MINUTES – MAY 30, 2016

RONALD BELANGER – APPLICATION FOR REZONING IN ORDER TO CHANGE THE ZONING CLASSIFICATION FROM M1, MIXED LIGHT INDUSTRIAL/BUSINESS COMMERCIAL TO M2(S), LIGHT INDUSTRIAL SPECIAL IN ORDER TO PERMIT A CONTRACTOR'S YARD 120 RADISSON AVENUE, CHELMSFORD

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

Report dated May 11, 2016 was received from the General Manager of Infrastructure Services regarding Ronald Belanger – Application for rezoning in order to change the zoning classification from M1, Mixed Light Industrial/Business Commercial to M2(S), Light Industrial Special in order to permit a contractor's yard, 120 Radisson Avenue, Chelmsford.

Denis Michel, Michel Vincent Law, agent for the applicant was present.

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

Eric Taylor, Manager of Development Approvals, stated that as part of the site plan control agreement deposits would have been in place to ensure that the owner completes the work required. Once it is completed and approved the deposits are released. He stated that it is unfortunate that sometimes the deposits are not enough incentive for the owners to complete the work however there is an agreement where the owner has agreed to complete the work required. He advised that changes were made to the subdivision process to encourage developers to complete the infrastructure prior to moving forward which is not the case with this application which is privately owned land and covered under the site plan agreement.

Jason Ferrigan, Director of Planning, stated that the five (5) year strategic business plan will include an overview of the approval processes and will look at strengthening the process, they need to ensure landscape works are complete and also looking at types of deposits and amounts of deposits required to ensure the work is completed.

Alex Singbush, Senior Planner, stated that the site plan control agreement addresses the pavement of parking and transitional paving. There is also a requirement for an opaque fence with a minimum height of 2.2 metres, a planting strip of 3 metres and states that storage containers must be contained and not within 9 meters of the property.

Eric Taylor, Manager of Development Approvals, stated that any of the items in the report, listed under Building Services comments would be matters addressed through rezoning or the site plan control agreement. He stated that any buildings listed on the site plan must be in compliance as part of the review, and this would include any shipping containers.

Mr. Michel stated that this area is an industrial park that existed since 1975 and the applicant would like to bring it up to date with proper zoning and site plan control agreement. He advised that they have closed off the entrance to Municipal Road 15 and

a portion of Radisson Avenue as per the site plan agreement. As well they installed a berm next to the existing house near the property. He stated that there have been delays but the owner would like to rectify this and deal with all the issues and building permits that need to be addressed. He advised that the current business employs in excess of three hundred employees. He stated that there currently is not a timeline in place, however building controls has the opportunity to provide for infractions and he is hoping they can work together to rectify the situation. He stated the previous deposits are currently being held by the City and can be used if the work is not completed.

Jason Ferrigan, Director of Planning Services, stated that the recommendation in the staff report is structured requiring the owner to complete several conditions prior to the enactment of the by-law and that it is structured that way to ensure the owner completes the requirements. He stated that the site plan approval process requires deposits until the owner completes the work to our satisfaction. He advised that the City also has the ability to initiate legal action however this is a last resort and we prefer to work proactively with applicants.

Eric Taylor, Manager of Development Approvals, stated that the conditional approval the committee grants is two (2) years and some applicants come back and seek extensions and if approved have two (2) years to complete site plan approval prior to the enactment of the by-law.

Jason Ferguson, Director of Planning Services, stated that the resolution is structured for conditional approval for two (2) years.

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.

Rules of Procedure With the concurrence of the members, the reading of the main motion was waived.

The following resolution was presented:

PL2016-98 Landry-Altmann/McIntosh: THAT the City of Greater Sudbury approves the application by Ronald Belanger to amend Zoning By-law 2010-100Z by changing the zoning classification of lands described as PINs 73347-0509, 73347-0774, 73347-0776, 73347-0911, 73347-1631, Lots 6 to 9, Plan M-956, Parts 1, 2, 5 & 6, Plan 53R-19705, Lot 11, Concession 3, Township of Rayside from "M1", Mixed Light Industrial/Business Commercial to "M2(S)", Light Industrial Special subject to the following conditions:

- a) That no exceptions shall be provided to the M2 Zone standards.
- b) That prior to the enactment of the amending by-law the owner shall:
 - i. Complete the outstanding works in conformity with Schedule "A" of the July 28, 2004 site plan control agreement to the satisfaction of the Director of Planning Services, and;

- ii. Enter into an amended Site Plan Control Agreement with the City, which amongst other matters, shall include the following:
 1. The addition of the lands comprising Parts 1, 2, 5 & 6, Plan 53R-19705 abutting Municipal Road 15;
 2. The removal of the existing driveway onto Municipal Road 15;
 3. The screening of outdoor storage areas; and,
 4. The provision of required landscaping abutting public roadways.

YEAS: Councillors Sizer, McIntosh, Cormier, Landry-Altmann

CARRIED