

PUBLIC HEARINGS (CONT'D)

WALTER HIRVI – APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND REZONING IN ORDER TO PERMIT A LANDSCAPE CONTRACTOR'S YARD IN THE RURAL AREA, 280 MCFARLANE LAKE ROAD, SUDBURY (CONT'D)

before this was a requirement. He advised that there is an alternative recommendation that would require that the site plan agreement be updated and would include monitoring of the storm water quality and quantity.

Alex Singbush, Senior Planner, stated that the current zoning on the property allows for an automotive repair shop and any expansion beyond the existing buildings would require approvals however there is a building presently on site that could be used for automotive services and the new building would also accommodate this.

Mr. Lachance stated there has been a lot of expansion on their property since they moved to the location eleven (11) years ago due to growth within the business as their customers request more materials and products. He stated that they were unaware of any zoning issues when they purchased the property, which was an abandoned shop in poor condition, until they applied for a permit to expand. He advised that their future plans for the property will include an outdoor oasis showing some of their natural stone work and they plan to put up cedar barriers to hide any of the outside equipment to keep the property aesthetically pleasing. He stated that their business is not just a landscape company but it is somewhere for the community to visit and bring their families. He advised they have not had any issues or complaints from the neighbours. He stated their plan is to build a secondary building to increase their decorative stone work and this will also provide a location indoors for them to build their playground equipment. He stated that their company provides fulltime employment for seven (7) people and also have seven (7) to ten (10) seasonal workers. He also stated that they hold a fundraising event each year and last year they raised money for The Infant Food Bank. He advised that there was a larger than anticipated turn out last year which caused some people to park on the road however they have made sure that in the future they will have enough room for everyone to park inside the property and will assign a person to monitor the parking. He stated that they have trucks that come in and out of the property carrying topsoil, natural stone and mulch and the trucks are owned by the landscape business and they access the property off of McFarlane Lake Road. He also advised this road has load restrictions and they would be limited to hauling half loads during the restriction time.

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 recommendations were presented: