

**May 6, 2019 Planning Committee****751-6/19-4**

LIUNA Local 493 Property Corporation - Application for rezoning in order to permit a limited range of commercial uses in an existing office building zoned "I(26)", Institutional Special, 584 Clinton Avenue, Sudbury

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

Report dated April 9, 2019 from the General Manager of Growth and Infrastructure regarding LIUNA Local 493 Property Corporation - Application for rezoning in order to permit a limited range of commercial uses in an existing office building zoned "I(26)", Institutional Special, 584 Clinton Avenue, Sudbury.

Mike Ryan and Denis Larcher, LIUNA Local 493, the applicants, were present.

Mauro Manzon, Senior Planner, outlined the report.

Robb Webb, Supervisor of Development Engineering, stated that a test manhole is on the sanitary service line to each commercial and industrial institutional building in the City of Greater Sudbury. If there is a downstream problem at the sewage treatment plant, they are able to track it back to the source testing manholes in the road. The test manhole on service is to prove or disprove that someone is putting anything deleterious into the sanitary sewer system. He further stated that there are two (2) styles of test manholes. One would be a watermain pipe appended to the sanitary sewer system which has a manhole lid; the cost would be approximately under \$2000. In instances where it is in a parking lot or where vehicles travel, a full concrete manhole would need to be installed and the cost would be significantly higher.

Mr. Ryan stated that it was their intention to get the manhole installed and they have already spent \$13,000. A contractor dug down on the property and there were two (2) unidentified pipes. They would have had the work completed in late fall should things have gone as planned. It is not their intention to put a medical laboratory in the building. They had difficulties retaining a contractor and by the time they had, the deadline had lapsed. But they have every intention on completing the necessary work.

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 resolution was presented:

PL2019-50 McCausland/Sizer: THAT the City of Greater Sudbury approves the application by LIUNA Local 493 Property Corporation to amend Zoning By-law 2010-100Z by changing the zoning classification from "I(26)", Institutional Special to a revised "I(26)", Institutional Special on those lands described as PIN 02245-0113, Parcels 46902 & 45814 S.E.S., Lots 241 to 247, Plan M-60, Part 6, Plan 53R-9906 in Lot 4, Concession 4, Township of McKim, as outlined in the report entitled "LIUNA Local 493 Property Corporation" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on May 6, 2019 subject to the following conditions:

1. That the permitted uses in the I(26) zone be amended by adding offices, custom print or copy shop, personal service shop, veterinary clinic and scientific or medical laboratory; and,
2. That prior to the adoption of the amending by-law, the owner shall address the following condition to the satisfaction of the Director of Planning Services:
  - a) Install a Precast Test Maintenance Hole (GSSD-1001.030) or Maintenance Access Chamber (GSSD-1001.040) on the sanitary sewer service.
3. Conditional approval shall lapse on May 28, 2021 unless Condition 2 above has been met or an extension has been granted by Council.

**YEAS:** Councillors McCausland, Sizer, Cormier, Landry-Altmann

**CARRIED**

As no public comment, written or oral, has been received, there was no effect on the Planning Committee's decision.