

Minnow Lake CAN meeting – Saturday June 16th

Meeting called to order at 10.40 a.m. (recorded) Sudbury Star reporter present

Introductions – regrets from councillor Terry Kett (family business in Toronto)

Review of public meeting with developer: General dissatisfaction expressed with this event, first the format, with no formal presentation and opportunity for all present to hear the proposal and to hear answers from the developer to citizen's questions. It was apparent that some present heard different "stories" than others. Upset that councillor felt developer had addressed all concerns and was not sympathetic to the area residents. It was felt that that in general those present expressed little opposition to the development itself, but there were traffic and environmental concerns. Many were not pleased that there were no city staff present from any of the various city departments involved in project approval.

Examination of application (Request for Decision by Planning Dept to Planning Committee.

It was immediately noted that while the developer has stated (as reported in Northern Life) that the development would only generate about 400 vehicle trips on the morning and 500 at night that the application states that the development would generate approximately 5,400 vehicular trips per day. Howey, Bancroft currently carry 8,500 vehicular trips per day and is at recognized capacity. It is difficult to understand how as indicated in the application that traffic volumes are expected to be reduced with a proposed new road to this corridor from the development. Until the Kingsway is fully upgraded traffic will continue to use the Howey, Bellevue, Bancroft corridor and the new road will likely contribute to increased usage. The application gives supposed benefits of a proposed roundabout at the corner of Bancroft and Bellevue but does not mention drawbacks such as limited space, unsuitable topography (grades) higher injury risk for pedestrians and bicycle riders and use by emergency vehicles.

There was no mention at the public meeting of the developer using Barry Street to begin construction of 30 single family units or 40 multiple dwellings, and residents of this area were not aware of this aspect of the development. Of particular note was that staff recommended approval in virtually all areas with in most cases no particular specifics but only generalities with respect to the "satisfaction" of various city departments. It was felt that many questions were left unanswered and there was too much latitude for interpretation.

Once again, as at the previous CAN meeting on May 29, there was agreement that the Howey, Bellevue, Bancroft corridor could not reasonably absorb the additional traffic that would be generated by this development if it were to have an entrance onto this route. It was felt that the northern entrance allowing access to the Kingsway, Marcus Drive, Donna Drive and Second Avenue would be sufficient. It was again suggested that the Kingsway be fully upgraded through to the downtown to accommodate any additional traffic generated by this development.

Especially of concern was the fact that the community had not been approached or consulted with respect to any aspect of the development by city authorities and/or staff. This is a serious omission in particular due to the fact that a citizens group (CAN) was duly authorized by city council to "promote democracy and inclusiveness by giving participants (Community Council, City Staff) a unique vehicle to work in harmony towards common goals" and to "enhance the overall quality of life in Greater Sudbury in social, environmental and economic sectors"

In consideration of the above the following motion was put forward to be presented to the developer.

Due to serious concerns expressed by Minnow Lake area residents represented by the Minnow Lake Community Action Network in respect of its mandate and that of the Minnow Lake Restoration Group (incorporated) it is respectfully submitted that the developer 1232252 Ontario Inc. withdraw the application for rezoning and plan of subdivision file #751-6/11-13 and 780-6/11004 for the planning committee meeting of June 25th 2012 until further study and consultation take place with the developer and the various city departments involved including Roads, Traffic and Transportation, Development Engineering, Building Services, and Leisure Services.

Moved: Pat Brady Seconded Dorothy Klein – Unanimous approval.

It was discussed that if the developer refused to withdraw the application as requested by the above motion and that if the planning committee approved the application that an appeal or appeals be made to the Ontario Municipal Board on behalf of individuals and the Restoration Group (incorporated charity).

Motion for public notification

It was further moved that Councillor Kett direct staff to send a notice of the June 25th meeting to all residents of Minnow Lake and not just those within the usual specified area of a development.

Moved: Dorothy Klein Seconded Lois Urwin

The making of a video showing traffic and road conditions in the area was recommended to be posted on the Internet for all concerned to view.

Motion to adjourn: 12.15 pm

If anyone is concerned about this development they should call the city 311 and ask for Glen Ferguson or Erik Taylor and express your concern or write a letter to:

City Clerk
Attention: Growth and Development
PO Box 5000 Station A
200 Brady Street
Sudbury ON
P3A 5P3

RE: File 751-6/11-13 and 780-6/11004 McKinnon and Barry Street – 1232252 Ontario Inc.