



**MUNICIPALITY OF EAST FERRIS**

**PLANNING ADVISORY COMMITTEE**

**Wednesday April 20<sup>th</sup>, 2016**

The Regular Meeting of the Municipality of East Ferris Planning Advisory Committee was held on Wednesday April 20<sup>th</sup>, 2016 at 7:30 p.m. at the Corbeil Park Hall in Corbeil.

**PRESENT:** Chair John O'Rourke, Vice Chair Frank Corbeil, Mike Voyer, Al Herauf, John Symons, Pauline Rochefort, Doug Armatage

**ABSENT (WITH REGRETS):**

**ALSO IN ATTENDANCE:** Community Planner Adam Curran, Recording Secretary Kim Rose, Taylor Craig, Paul Goodridge, Dave Britton, Michael and Deborah Hickey

**ADOPTION OF AGENDA:**

Resolution No. 1

Al Herauf – Frank Corbeil: That the draft agenda presented to the Committee and dated the 20<sup>th</sup> of April, 2016 be hereby adopted as amended to include discussion under new business regarding a fence by-law.

CARRIED

**ACCEPTING THE MINUTES:**

Resolution No. 2

Mike Voyer – Frank Corbeil: That we accept the minutes of the last Regular Meeting held on March 16<sup>th</sup>, 2016 as circulated.

CARRIED

**PUBLIC HEARINGS:**

a) **C-2016-0229**  
**Re: Canadian National Railway Company**

A public meeting was held on an application submitted by Miller and Urso Surveying Inc. on behalf of Canadian National Railway Company for the property described as Part of Lot 27, Concession 5.

The Owner has applied to amend the zoning by-law for the subject property from the Agricultural (A) zone to an Agricultural Holding (AH).

The Community Planner explained how notice was given as per the Planning Act. The Community Planner described what was being proposed. That the application was to sever off the existing farm house.

The Community Planner stated that the proposed application has been reviewed with regards to the PPS, 2014, Growth Plan for Northern Ontario, the Official Plan and the Zoning By-law.

Through correspondence the NBMCA stated that they had no objection to the proposed application.

The Community Planner is recommending approval for Application C-2016-0229.

Resolution No. 3



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Frank Corbeil— Al Herauf

**File No. C-2015-0229**

**Applicants: Canadian National Railway  
Company**

**WHEREAS** the land owners of Part of Lot 27, Concession 5 and Part of Lot 27, Concession 5 have applied to rezone the property from Agricultural (A) to an Agricultural Holding Zone.

**AND WHEREAS** the application is consistent with the Provincial Policy Statement, 2014;

**AND WHEREAS** the application is in conformity with the policies contained within the Official Plan for the Municipality;

**THEREFORE BE IT RESOLVED** that the application for a zoning by-law amendment to rezone Part of Lot 27, Concession 5 (North of Lake Nosbonsing Road) from the existing Agricultural (A) zone to Agricultural Holding (AH) zone (Severed- B-2016-0001), be recommended for approval.

CARRIED

**b) C-2016-0229**

**Re: Michael and Deborah Hickey**

A public meeting was held on an application submitted by Michael and Deborah Hickey for the property described as Part of Block C and Part of Block 3, Registered Plan M-505, being Part 2, 36R-11442 (799 Nosbonsing Park Road) have applied to rezone the property from Lakefront Residential to Lakefront Residential Special (RLS).

The Community Planner explained how notice was given as per the Planning Act. The Community Planner described what was being proposed.

The Community Planner stated that the proposed application has been reviewed with regards to the PPS, 2014, Growth Plan for Northern Ontario, the Official Plan and the Zoning By-law.

The Community Planner is recommending approval of file C-2016-0229.

Resolution No. 4

Frank Corbeil—John Symons

**File No. C-2016-0229**

**Applicant: Michael and Deborah Hickey**

**WHEREAS** the land owners of Part of Block C and Part of Block 3, Registered Plan M-505, being Part 2, 36R-11442 (799 Nosbonsing Park Road) have applied to rezone the property from Lakefront Residential (RL) to an Lakefront Residential Special Zone.

**AND WHEREAS** the application is consistent with the Provincial Policy Statement, 2014;

**AND WHEREAS** the application is in conformity with the policies contained within the



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Official Plan for the Municipality;

**THEREFORE BE IT RESOLVED** that the application for a zoning by-law amendment to rezone Part of Block C and Part of Block 3, Registered Plan M-505, being Part 2, 36R-11442 (799 Nosbonsing Part Road) from the existing Lakefront Residential (RL) to Lakefront Residential Special (RLS) to permit an accessory building 117 square metres, be recommended for approval.

CARRIED

**c) B-2016-0006**

**Re: Michel Hurtubise and the Estate of AP Hurtubise**

A public meeting was held on an application submitted by Michel Hurtubise and the Estate of AP Hurtubise.

The owner has applied for consent to sever to create a lot that is approximately 1.44 hectares in size with an approximate frontage of 83 metres of frontage.

The Community Planner explained how notice was given as per the Planning Act. The Community Planner described what was being proposed.

The Community Planner stated that the proposed application has been reviewed with regards to the PPS, 2014, Growth Plan for Northern Ontario, the Official Plan and the Zoning By-law.

The Community Planner explained that this application was previously dealt with and approved by the Committee, however the applicants let the consent lapse and have re-applied.

The Community Planner is recommending conditional approval with conditions attached to the application.

Resolution No. 5

Al Herauf– John Symons

**File No. B-2016-0006**

**Applicant: Michel Hurtubise and the Estate of AP Hurtubise**

**WHEREAS** the owner(s) of the lands described as Part of Lot 2, Concession 7 (143 Hurtubise Road), has applied to sever a parcel of land of approximately 1.44 hectares (3.57 acres) in size with an approximate frontage on Hurtubise Road of 83 metres (272.31 feet).

**AND WHEREAS** the application is consistent with the Provincial Policy Statement 2014;

**AND WHEREAS** the application is in conformity with the policies contained within the Official Plan for the Municipality;

**THEREFORE BE IT RESOLVED** that this application be recommended for approval, conditional upon the following:

- 1) That confirmation is provided that all taxes are paid up to date;
- 2) That a plan of survey is prepared and filed with the Municipality;
- 3) That a plan of survey be sent electronically to the Community Planner;



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- 4) That any plan(s) of survey identified in the Transfer/Deed of Land is filed with the Municipality;
- 5) That prior to the endorsement of the transfer(s) the owner grants simply unto the Municipality of East Ferris free of any charges, all lands measured 33 feet from the centerline of any existing publicly maintained road along the full length of the owner's total holdings being the subject of this consent;
- 6) That the Transfer(s)/Deed(s) of Land is submitted to the Secretary-Treasurer for the issuance of the Certificate of Consent under subsection 53(42) of the Planning Act, R.S.O. 1990, c. P.13, as amended, which shall be stamped on or attached to the transfer(s); and,
- 7) That all conditions must be fulfilled within one year from the date the notice of decision has been given otherwise this provisional consent will lapse and the application for consent shall be deemed to be refused as per Section 53(41) of the Planning Act, R.S.O. 1990, c. P.13, as amended.

**\*NOTE(S):**

- 1) The owner(s) shall provide confirmation to the Secretary-Treasurer of the Instrument number(s) for the registration of the parcel(s) of land subject to consent;
- 2) The owner(s) must obtain the required permit(s) from the North Bay-Mattawa Conservation Authority prior to construction; and,
- 3) The owner(s) must obtain the required building permit(s) prior to construction.

**CARRIED**

**d) B-2016-0007  
Re: David and Dale Britton**

A public meeting was held on an application submitted by Dave and Dale Britton.

The owner has applied for consent to sever to add a portion of their property to the abutting property. The proposed size of the severed parcel is approximately 0.1350 hectares with a frontage on Lake Nosbonsing of 12.1 metres.

The Community Planner explained how notice was given as per the Planning Act. The Community Planner described what was being proposed.

The Community Planner stated that the proposed application has been reviewed with regards to the PPS, 2014, Growth Plan for Northern Ontario, the Official Plan and the Zoning By-law.

The Community Planner explained that there are no new lot creations permitted within 300 metres of the West Basin of Lake Nosbonsing, in this particular case the proposal is for a lot addition to an existing lot. No new buildable lot is proposed to be created.

The Community Planner is recommending conditional approval with conditions attached to the application.

Resolution No. 6



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Mike Voyer– Pauline Rochefort

**File No. B-2016-0007**

**Applicant: David  
and Dale Britton**

**WHEREAS** the owner(s) of the lands described as Part of Lot 12, Concession 4, NR-680, Parts 5-15, PCL 12168 WF (Trillium Lane), has applied to sever a parcel of land of approximately 0.1350 hectares in size with an approximate frontage on Lake Nosbonsing of 12.1 metres.

**AND WHEREAS** the application is consistent with the Provincial Policy Statement 2014;

**AND WHEREAS** the application is in conformity with the policies contained within the Official Plan for the Municipality;

**THEREFORE BE IT RESOLVED** that this application be recommended for approval, conditional upon the following:

- 1) That confirmation is provided that all taxes are paid up to date;
- 2) That a plan of survey is prepared and filed with the Municipality;
- 3) That a plan of survey be sent electronically to the Municipality of East Ferris's Community Planner;
- 4) That the owner finalize the closing of the Lake Shore Road Allowance prior to finalizing the Consent to sever application;
- 5) That subsection 50(3) of the Planning Act, R.S.O. 1990, C.P. 13 as amended applies to any subsequent conveyance or transaction of or in relation to the parcel of land being the subject of this consent;
- 6) That the transfer(s)/Deed(s) of Land is submitted to the Secretary-Treasurer for the Issuance of the Certificate of Consent under subsection 53 (42) of the Planning Act, R.S.O. 1990, c.P.13, as amended, and;
- 7) That all conditions must be filled within one year from the date the notice of decision has been given otherwise this provisional consent will lapse and the application for consent shall be deemed to be refused as per Section 53 (41) of the Planning Act, R.S.O. 1990, c.P.13, as amended.

\*NOTE(S):

- 1) That the owner(s) shall provide confirmation to the Secretary-Treasurer of the Instrument number for the registration of the parcel of land subject to the consent;
- 2) The owner(s) must obtain the required permit(s) from the North Bay-Mattawa Conservation Authority prior to construction; and,
- 3) The owner(s) must obtain the required building permit(s) prior to construction; and,
- 4) The owner enter into a Site Plan Control Agreement prior to the issuance of a building permit.

**e) B-2016-0008  
Re: Michel and Kelly Beaulieu**



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A public meeting was held on an application submitted by Miller and Urso Surveying Inc. on behalf of Michel and Kelly Beaulieu.

The owner has applied for consent to sever to create one new residential lot having approximately 2 hectares in size with an approximate frontage on Johnson Road of 115.6 metres.

The Community Planner explained how notice was given as per the Planning Act. The Community Planner described what was being proposed.

The Community Planner stated that the proposed application has been reviewed with regards to the PPS, 2014, Growth Plan for Northern Ontario, the Official Plan and the Zoning By-law.

The North Bay-Mattawa Conservation Authority had no objections to file B-2016-0008.

The Community Planner is recommending conditional approval with conditions attached to the application.

Resolution No. 7

**File No. B-2016-0008**

**Applicant: Michel  
and Kelly Beaulieu**

**WHEREAS** the owner(s) of the lands described as Part of Lot 9, Concession 13, (369 Johnson Road), has applied to sever a parcel of land of approximately 2 hectares in size with an approximate frontage on Johnson Road of 115.6 metres.

**AND WHEREAS** the application is consistent with the Provincial Policy Statement 2014;

**AND WHEREAS** the application is in conformity with the policies contained within the Official Plan for the Municipality;

**THEREFORE BE IT RESOLVED** that this application be recommended for approval, conditional upon the following:

- 1) That confirmation is provided that all taxes are paid up to date;
- 2) That a plan of survey is prepared and filed with the Municipality;
- 3) That a plan of survey be sent electronically to the Municipality of East Ferris's Community Planner;
- 4) That the transfer(s)/Deed(s) of Land is submitted to the Secretary-Treasurer for the Issuance of the Certificate of Consent under subsection 53 (42) of the Planning Act, R.S.O. 1990, c.P.13, as amended;
- 5) That prior to the endorsement of the transfer(s) the owner grants simply unto the Municipality of East Ferris free of any charges, all lands measured 33 feet from the centerline of any existing publicly maintained road along the full length of the owner's total holdings being the subject of this consent;





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- 6) That any plan(s) of survey identified in the Transfer/Deed of Land is filed with the Municipality; and
- 7) That all conditions must be filled within one year from the date the notice of decision has been given otherwise this provisional consent will lapse and the application for consent shall be deemed to be refused as per Section 53 (41) of the Planning Act, R.S.O. 1990, c.P.13, as amended.

\*NOTE(S):

- 1) The owner is responsible to obtain any required permits from the North Bay-Mattawa Conservation Authority; and
- 2) The owner is required to obtain building permits from the Municipality prior to construction.

**f) B-2016-0009**  
**Re: Michel and Kelly Beaulieu**

A public meeting was held on an application submitted by Miller and Urso Surveying Inc. on behalf of Michel and Kelly Beaulieu.

The owner has applied for consent to sever to create one new residential lot having approximately 2 hectares in size with an approximate frontage on Johnson Road of 115.6 metres.

The Community Planner explained how notice was given as per the Planning Act. The Community Planner described what was being proposed.

The Community Planner stated that the proposed application has been reviewed with regards to the PPS, 2014, Growth Plan for Northern Ontario, the Official Plan and the Zoning By-law.

The North Bay-Mattawa Conservation Authority had no objections to file B-2016-0008.

The Community Planner is recommending conditional approval with conditions attached to the application.

Resolution No. 8

**File No. B-2016-0009**

**Applicant: Michel  
and Kelly Beaulieu**

**WHEREAS** the owner(s) of the lands described as Part of Lot 9, Concession 13, (369 Johnson Road), has applied to sever a parcel of land of approximately 2 hectares in size with an approximate frontage on Johnson Road of 115.6 metres.

**AND WHEREAS** the application is consistent with the Provincial Policy Statement 2014;

**AND WHEREAS** the application is in conformity with the policies contained within the



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Official Plan for the Municipality;

**THEREFORE BE IT RESOLVED** that this application be recommended for approval, conditional upon the following:

- 1) That confirmation is provided that all taxes are paid up to date;
- 2) That a plan of survey is prepared and filed with the Municipality;
- 3) That a plan of survey be sent electronically to the Municipality of East Ferris's Community Planner;
- 4) That the transfer(s)/Deed(s) of Land is submitted to the Secretary-Treasurer for the Issuance of the Certificate of Consent under subsection 53 (42) of the Planning Act, R.S.O. 1990, c.P.13, as amended;
- 5) That prior to the endorsement of the transfer(s) the owner grants simply unto the Municipality of East Ferris free of any charges, all lands measured 33 feet from the centerline of any existing publicly maintained road along the full length of the owner's total holdings being the subject of this consent;
- 6) That any plan(s) of survey identified in the Transfer/Deed of Land is filed with the Municipality; and
- 7) That all conditions must be filled within one year from the date the notice of decision has been given otherwise this provisional consent will lapse and the application for consent shall be deemed to be refused as per Section 53 (41) of the Planning Act, R.S.O. 1990, c.P.13, as amended.

\*NOTE(S):

- 1) The owner is responsible to obtain any required permits from the North Bay-Mattawa Conservation Authority; and
- 2) The owner is required to obtain building permits from the Municipality prior to construction.

**BUSINESS ARISING FROM THE MINUTES:**

None for this Session

**NEW BUSINESS:**

Resolution No. 9

John Symons—Al Herauf





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That the Planning Advisory Committee recommends that the draft fence by-law be adopted at the next available Council meeting, with the electric fence amendment.

CARRIED.

Resolution No. 10

Frank Corbeil—John Symons

That the Planning Advisory Committee recommends to cancel the scheduled May 18<sup>th</sup>, 2016 meeting.

CARRIED

**ADJOURNMENT:**

Resolution No. 11

Doug Armatage—Mike Voyer:

That we now adjourn to meet again on March 25<sup>th</sup>, 2016.

CARRIED

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Chair, John O`Roarke

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Planner, Adam Curran