



**MUNICIPALITY OF EAST FERRIS**

**PLANNING ADVISORY COMMITTEE**

**Thursday August 11<sup>th</sup>, 2016**

The Regular Meeting of the Municipality of East Ferris Planning Advisory Committee was held on Thursday August 11<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, John Symons, Doug Armatage,

**ABSENT (WITH REGRETS):** Mike Voyer, Pauline Rochefort and Al Herauf

**ALSO IN ATTENDANCE:** Community Planner Adam Curran, Recording Secretary Kim Rose, Taylor Craig, Larry Brooks

**ADOPTION OF AGENDA:**

Resolution No. 1

Frank Corbeil and John Symons: That the draft agenda presented to the Committee and dated the 11<sup>th</sup> of August, 2016 be hereby adopted as circulated.

CARRIED

**ACCEPTING THE MINUTES:**

Resolution No. 2

Doug Armatage and John Symons: That we accept the minutes of the last Regular Meeting held on July 20<sup>th</sup>, 2016 as circulated.

CARRIED

**PUBLIC HEARINGS:**

- a) **B-2016-0028**  
**Re: Miller and Urso Surveying Inc. on behalf of the Estate of Robert Walter Becksted.**

A public meeting was held on an application submitted by Miller and Urso Surveying Inc. on behalf of the Estate of Robert Walter Becksted.

The owner has applied to create a right-of-way over two lots described as Part of Lot 8, Concession 15, Parts 4-12, Plan 36R-10725 for shared access to two adjacent properties to the west.

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 stated that the North Bay Mattawa-Conservation Authority had no objection to either application.

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

Resolution No. 3



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John Symons and Frank Corbeil

**File No. B-2016-0028**

**Applicant: The Estate of Robert Walter Becksted**

**WHEREAS** the owner(s) of the lands described as Part of Lot 8, Concession 15, Part 1, 36R-10725 (48 Stoneclough Lane) has applied to sever a parcel of land for the purpose of a right-of-way for continued access to the two abutting properties to the west.

**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 any plan(s) of survey identified in the Transfer/Deed of Land is filed with the Municipality;
- 6) That the owner change the existing address on the benefitting properties to the satisfaction of Municipal Fire Chief;
- 7) 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;
- 8) 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;
- 9) That the applicant is required to pay a \$250.00 finalization fee prior to the transfer; and
- 10) 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;
- 2) The owner is responsible to obtain any required permits from the Ministry of Natural Resources and Forestry prior to development; and
- 3) The owner is required to obtain building permits from the Municipality prior to construction.



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**CARRIED**

That no public input was received at the public meeting and PAC is of the opinion that the proposal is consistent with Provincial Policy, the Municipality's Official Plan, Zoning By-law and represents good land use planning.

**b) B-2016-0027**

**Re: Larry Thomas Brooks**

A public meeting was held on an application submitted by Larry Thomas Brooks.

The owner has applied for consent to sever to create a lot that is approximately 37.5 hectares in size with an approximate frontage of 67.1 metres of frontage on Big Moose Road.

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.

There was one letter received from an abutting property owner who was under the impression that the subject lands could not be severed again. The Community Planner explained that under the current policies of the Official Plan, the property was permitted an additional severance.

The Community Planner stated that the North Bay Mattawa-Conservation Authority had no objection to either application.

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

Resolution No. 4

Frank Corbeil and Doug Armatage

**File No. B-2016-0027**

**Applicant: Larry Thomas Brooks**

**WHEREAS** the owner(s) of the lands described as Part of Lot 10, Concession 4, Part 1, 36R-12746 (292 Big Moose Road) has applied to sever a parcel of land which is approximately 37.5 hectares in size, with 67.1 metres of frontage.

**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



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Community Planner;

- 4) That the owner is required to pay 5% in parkland dedication or \$250.00 for parkland dedication;
- 4b) That the owner is required to pay \$250.00 for the finalization fee to the Municipality;
- 5) 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;
- 6) 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;
- 7) That any plan(s) of survey identified in the Transfer/Deed of Land is filed with the Municipality; and
- 8) 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;
- 2) The owner is responsible to obtain any required permits from the Ministry of Natural Resources and Forestry prior to development; and
- 3) The owner is required to obtain building permits from the Municipality prior to construction.

**CARRIED**

That public input was received and considered during the public meeting, the Planning Advisory Committee (PAC) is of the opinion that the proposal is consistent with the Provincial Policy, the Municipality's Official Plan, Zoning By-law and represents good land use planning.

**BUSINESS ARISING FROM THE MINUTES:**

None for this Session

**NEW BUSINESS:**

- 1) Empowerment Training- September 12<sup>th</sup>, at 10:30.

**ADJOURNMENT:**

Resolution No. 5

John Symons and Frank Corbeil

That we now adjourn to meet again on September 21<sup>st</sup>, 2016.

**CARRIED**



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Chair, John O`Rourke

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Planner, Adam Curran