



MUNICIPALITY OF EAST FERRIS

PLANNING ADVISORY COMMITTEE

Wednesday December 14th, 2016

The Regular Meeting of the Municipality of East Ferris Planning Advisory Committee was held on Wednesday December 14th, 2016 at 7:30 p.m. at the Corbeil Park Hall in Corbeil.

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

ABSENT (WITH REGRETS):

ALSO IN ATTENDANCE: Community Planner Adam Curran, Recording Secretary Kim Rose, Taylor Craig, Richard Corbeil, Alison Corbeil and Bob King.

ADOPTION OF AGENDA:

Resolution No. 1

Al Herauf and Frank Corbeil: That the draft agenda presented to the Committee and dated the 14th of December, 2016 be hereby adopted as amended.

CARRIED

ACCEPTING THE MINUTES:

Resolution No. 2

Mike Voyer and Pauline Rochefort: That we accept the minutes of the last Regular Meeting held on October 19th, 2016 as circulated.

CARRIED

PUBLIC HEARINGS:

- a) **B-2016-0040**
Re: Miller and Urso Surveying Inc. on behalf of Jeffrey Staples.

A public meeting was held on an application submitted by Miller and Urso Surveying Inc. on behalf of Jeffrey Staples.

The applicants have applied to sever a parcel of land to be added to the abutting property owner located on 116 Voyer Road.



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

The Community Planner explained the application was to add additional land to an existing undersized parcel of land (116 Voyer Road). Some of the property is regulated by the NBMCA, however, there is adequate room to allow for development outside of these areas. The proposed lot addition would add approximately 3.42 hectares to the abutting property owner.

The property is located within the Village of Corbeil. The Official Plan encourages development within the Villages of the Municipality.

The NBMCA has commented on the above application and has no objections or concerns with the proposed lot addition.

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

Resolution No. 3

John Symons and Frank Corbeil-

File No. B-2016-0040

**Applicant:
Miller and Urso
Surveying Inc. on
behalf of**

**Jeffrey
Staples.**

WHEREAS the owner(s) of the lands described as Part of Lot 16, Concession 11 and 12, Part 1 and 2, 36R-8130 (Voyer Road) has applied to sever a parcel of land for the purpose of a lot addition to be added to the abutting property owner (Voyer Road) for continued residential use;

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 applicant is required to pay a \$250.00 finalization fee prior to the transfer of land;
- 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 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; 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 is responsible to obtain any required permits from the North Bay-Mattawa Conservation Authority prior to the issuance of building permits;
- 2) That the owner is responsible to obtain any required permits from the Ministry of Natural Resources and Forestry (MNRF) and follow the legal requirements of the Endangered Species Act, 2007; and
- 3) That the owner is responsible to obtain an entrance permit to the satisfaction of the Municipal Engineer prior to the issue of a building permit.



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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.

CARRIED

b) B-2016-0041

Re: Miller and Urso Surveying Inc. on behalf of Jeffrey Staples.

A public meeting was held on an application submitted by Miller and Urso Surveying Inc. on behalf of Jeffrey Staples.

The applicants have applied to sever a parcel of land to create one new residential lot. The proposed lot would have approximately 55 metres of frontage on Voyer Road and an area of 1.83 hectares.

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 proposed use of the property would be used for residential uses. The property would utilize the existing infrastructure. The Official Plan requires 60 metres of frontage, however, the By-law requires 45 metres.

The way the other lots are located and low lying area, the dwellings will be built towards the middle of the property. This would put the proposed dwellings behind the existing built dwellings. The applicants have agreed to provide a 50 foot vegetation buffer between the existing dwelling. This will be dealt with through a site plan control agreement.

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.

Mike Voyer- Is this close to the creek on Voyer Road.



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Community Planner- Yes, it is, however there are required setbacks through the Zoning By-law from waterways.

John O`Rourke- Asked for clarification on the 50 foot buffer.

Community Planner- Explained that there were concerns with the built form of the dwellings, and how the lots had to be created. The applicants will provide a 50 foot buffer, that will be left in a natural state.

Richard and Alison Corbeil- Their well is located at the edge of the property line, does not want a new septic system to be 50 foot away from his well. Would like to have an idea where the applicant is proposing to develop the dwelling. Not concerned with the development, just concerned with the location of septic system.

Bob King- ensuring that there will not be any development within the wetlands at the rear of the property.

Taylor Craig- Will ensure minimum distances through site plan control agreement.

Resolution No. 4

Mike Voyer and Doug Armatage

File No. B-2016-0041 Applicant: Miller and Urso Surveying Inc. on behalf of Jeffrey Staples

WHEREAS the owner(s) of the lands described as Part of Lot 16, Concession 11 and 12, Part 1, 2 and 3, 36R-8130 (Voyer Road) has applied to sever a parcel of land for the purpose to create one new residential lot with approximately 55.5 metres of frontage on Voyer Road and an area of 1.83 hectares in area, be approved, with the following conditions:

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,



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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 applicant pay \$250.00 to the Municipality of East Ferris prior to the transfer as a finalization fee;
- 5) That the applicant is required to pay \$250.00 or 5% for Parkland dedication prior to the transfer of the severed land;
- 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;
- 7) That the applicant is required to enter into a Site Plan Control Agreement prior to the Issuance of a building permit; 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) That the owner is responsible to obtain any required permits from the North Bay-Mattawa Conservation Authority prior to the issuance of building permits;
- 2) That the owner is required to enter into a Site Plan Control Agreement prior to the issuance of a building permit to provide adequate buffering from the adjacent dwellings;
- 3) That the owner is responsible to obtain any required permits from the Ministry of Natural Resources and Forestry (MNRF) and follow the legal requirements of the Endangered Species Act, 2007; and
- 4) That the owner is responsible to obtain an entrance permit to the satisfaction of the Municipal Engineer prior to the issue of a building permit.



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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.

CARRIED

Resolution No. 5-

John Symons and Al Herauf

That the Planning Advisory Committee recommends to Council to consider deeming the lands between Lot 16, Concession 2 and Lot 16, Concession 3 surplus and begin the process in closing the unopened road allowance to be sold to an abutting property owner.

CARRIED

BUSINESS ARISING FROM THE MINUTES:

None for this Session

NEW BUSINESS: 1) Presentation to Doug Armatage for 23 years of service on the Planning Advisory Committee (PAC).

2) The Community Planner thanked the Committee for the work they did in 2016. The Community Planner explained that the Municipality had 61 Planning Applications in 2016. 41 of the applications were for Consent applications.

ADJOURNMENT:

Resolution No. 6

Doug Armatage and Pauline Rochefort

That we now adjourn to meet again on January 18th, 2017.

CARRIED



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Chair, John O`Rourke

Planner, Adam Curran