



MUNICIPALITY OF EAST FERRIS

PLANNING ADVISORY COMMITTEE

Wednesday February 17th, 2016

The Regular Meeting of the Municipality of East Ferris Planning Advisory Committee was held on Wednesday February 17th, 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

ABSENT (WITH REGRETS):

ALSO IN ATTENDANCE: Community Planner Adam Curran, Recording Secretary Kim Rose, Steve Whitelock, Andre Rochefort

ADOPTION OF AGENDA:

Resolution No. 1

Frank Corbeil – Al Herauf: That the draft agenda presented to the Committee and dated the 17th of February, 2016 be hereby adopted as presented:

CARRIED

ACCEPTING THE MINUTES:

Resolution No. 2

John Symons – Mike Voyer: That we accept the minutes of the last Regular Meeting held on January 20th, 2016 as circulated.

CARRIED

PUBLIC HEARINGS:

a) **B-2016-0002**
Re: Stephen and Kathleen Whitelock

A public meeting was held on an application submitted by Stephen and Kathleen Whitelock for property described as Part of Lot 13, Concession 9(117 Lavigne Road).

The owner has applied for consent to sever to create a lot that is approximately 3.9 hectares in size with an approximate frontage of 76 metres of frontage.



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The Community Planner stated that the North Bay-Mattawa Conservation Authority had conducted a site visit and were satisfied that the application is suitable for development. The Owners have obtained entrance permits from the Ministry of Transportation.

Resolution No. 3

Pauline Rochefort– Frank Corbeil

File No. B-2016-0002

Applicant: Stephen and Kathleen Whitelock

WHEREAS the owner(s) of the lands described as Part of Lot 13, Concession 9 (117 Lavigne Road), has applied to sever a parcel of land of approximately 3.9 ha (10 acres) in size with an approximate frontage on Lavigne Road of 76.2 metres (250 feet) and a depth of 518 metres (1700 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 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



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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;

CARRIED

BUSINESS ARISING FROM THE MINUTES:

None for this Session

NEW BUSINESS:

Resolution No. 4

Frank Corbeil—AL Herauf

That the Planning Advisory Committee recommends that the Municipality of East Ferris pass a Deeming By-law as per Section 50 (4) of the Planning Act for Lot 5, M-505 to deem this lot not to be a full lot on a Plan of Subdivision. The deeming of the Lot will allow for development of this property.

CARRIED.

ADJOURNMENT:

Resolution No. 5

Pauline Rochefort –Mike Voyer: That we now adjourn to meet again on March 16th, 2016.



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CARRIED

Chair, John O`Roarke

Planner, Adam Curran