



MUNICIPALITY OF EAST FERRIS

PLANNING ADVISORY COMMITTEE

Wednesday January 20th, 2016

The Regular Meeting of the Municipality of East Ferris Planning Advisory Committee was held on Wednesday January 20th, 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 and Doug Armatage

ABSENT (WITH REGRETS):

ALSO IN ATTENDANCE: Community Planner Adam Curran, Recording Secretary Kim Rose, John Fior, Taylor Craig, Gary Firth, Mrs.Firth, Mr.Perron.

ADOPTION OF AGENDA:

Resolution No. 1

Frank Corbeil – Al Herauf: That the draft agenda presented to the Committee and dated the 20th of January, 2016 be hereby adopted with the following modifications:

- 1) File C-2015-0227 be moved to the first public hearing;
- 2) That the new Official Plan be discussed under item 7 'New Business'.

CARRIED

ACCEPTING THE MINUTES:

Resolution No. 2

John Symons – Mike Voyer: That we accept the minutes of the last Regular Meeting held on December 20th, 2015 as circulated.

CARRIED

PUBLIC HEARINGS:

- a) **B-2015-0020**
Re: Georgette Perron and Carmen Larmand

A public meeting was held on an application submitted by Georgette Perron and Carmen Larmand for property described as Part of Lot 19, Concession 1 and 2 (1529 Village Road).



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The owner has applied for consent to sever to create a lot that is approximately 0.65 hectares in size with an approximate frontage of 61 metres of frontage.

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

Michel Voyer – Al Herauf

File No. B-2015-0020

Applicant: Georgette Perron and Carmen Larmand

WHEREAS the owner(s) of the lands described as Part of Lot 19, Concession 1 and Concession 2 (1529 Village Road) have applied for consent to sever to create one new lot with approximate 0.65 hectares with an approximate frontage of 61 metres on Village Road.

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 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 the plan of survey be sent electronically to the Municipality of East Ferris's Community Planner;
- 4) That the plan(s) of survey be sent electronically to the Municipality;
- 5) That the applicant apply for and receive approval from the Municipality to rezone the severed lands to Hamlet Residential (RH) zone and the Retained to Agricultural (A);



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- 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 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
- 8) 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) 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) Any buildings and structures proposed on the site are required to be 30 metres from the development constraint;
- 3) That the on-site septic system be placed at least 60 metres from the inflowing stream to Lake Nosbonsing;
- 4) The owner(s) must obtain the required permit(s) from the North Bay-Mattawa Conservation Authority prior to construction; and
- 5) The owner(s) must obtain the required building permit(s) prior to construction.

CARRIED

b) C-2015-0227

Re: Georgette Perron and Carmen Larmand

A public meeting was held on an application submitted by Georgette Perron and Carmen Larmand.



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Planner provided explanation how notice was given. Explained that the application was to rezone the severed lands in File B-2015-0020 from the Heavy Industrial (M3) to Hamlet Residential (RH) and the retained lands from Heavy Industrial (M3) to Agricultural (A) Zone

The Planner provided history of the lands and how consulting with the Municipal solicitor stated that the previous use was more of an agricultural use then a industrial use. Staff is recommending approval.

Joan Firth- upon selling, can the purchaser further sever the lands? Planner provided that under the current policies you are only permitted two severances from existing parcel of lands. However, anyone is permitted to apply for additional severances.

Gary Firth- Asked why we would change the Zoning? Planner explained that an M3 zone could permit uses that are not consistent with the surrounding residential uses. The M3 zone is not appropriate for this area.

Resolution No. 4

Pauline Rochefort-John Symons

File No. C-2015-0227

**Applicants: Georgette Perron and
Carmen Larmand**

WHEREAS the land Owners of Part of Lot 19, Concession 1 and Part of Lot 19, Concession 2 (1529 Village Drive) have applied to rezone the property from Heavy Industrial (M3) to Hamlet Residential (RH) and Heavy Industrial (M3) to an Agricultural (A) 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 19, Concession 1 and Part of Lot 19, Concession 2 from the existing Heavy Industrial (M3) to Hamlet Residential (RH) (Severed- B-2015-0020) and



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from Heavy Industrial (M3) to the Agricultural (A) Zone (Retained), be recommended for approval.

Carried.

C) C-2015-0226

File No. C-2015-0226

Applicants: John and Michael Ridgwell

A public meeting was held on an application submitted by John and Michael Ridgwell.

Planner provided explanation how notice was given. Explained that the application was a condition put on a consent to sever application from October.

The request is to recognize the existing undersized lot that was created as per the consent to sever application. The existing zoning would be amended from the existing C3, A and RS to an RLS. Staff recommends approval.

Applicant not in attendance, however Planner stated that because the Application was a condition of the Community, told the property owners they did not need to make the trip from down south.

Resolution 5- Al Herauf- Frank Corbeil

File No. C-2015-0225

Applicants: John and Michael Ridgwell

WHEREAS the land owners of Part of Lot 7 and 8, Concession 4 (77 Morgan Road) have applied to rezone the property from 'Resort Commercial' (C3) Zone, Agricultural (A) and Resort Recreational (RS) Zone to: Lakefront Residential Special (RLS). The special component is that the area of the lot be 0.5576 hectares.

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



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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 7 and 8, Concession 4 from the “Resort Commercial (C3)” Zone, Agricultural (A) and Resort Recreational (RS) to the “Lakefront Residential Special (RLS)” Zone to decrease the permitted lot size from 0.6ha to 0.5576ha, be recommended for approval.

CARRIED

D) C-2015-0227

File No. C-2015-0227

Applicants: Miller and Urso Surveying Inc on behalf of 1761877 Ontario Inc. MacPherson Drive- Part of Lot 12, Concession 14, Part 2, 36R-13007.

A public meeting was held on an application submitted by Miller and Urso Surveying Inc. on behalf of 1761877 Ontario Inc.

Planner provided explanation how notice was given.

The request is to rezone the subject lands from an Agricultural (A) Residential to an Agricultural (A) Rural zone. The subject lands do not have adequate frontage for the Agricultural (A) Rural zoning of 90 metres, however does have the 5 acres and actually has approximately 65 acres. The application provided an MDS calculation to illustrate that the property could maintain a barn and meet the required setbacks.

Pauline- Recommended that the removal of a ‘Commercial riding stable’.

John O’Roakre- 200 feet seems to be a little small given the size of the subject lands, suggested setback be more than 200 feet.

Al Herauf- Why remove or add items to special zones?

Agent, Taylor Craig- explained that his client would like to rezone the subject lands in order to add more value to the property.



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The Committee was in favour of the proposal, however felt that some of the permitted uses may not be appropriate for the residential area of the lands.

Michel- Limit to Hobby Farm.

John S- Eliminated Commercial riding stable.

Pauline- Increase setbacks or take out riding stable.

Chair read the permitted uses within the rural “A” zone, Committee recommended the removal or certain uses.

Agent explained that the MDS is a scientific study that is there to protect abutting property owners.

Resolution 6- John Symons- Mike Voyer

File No. C-2015-0226

**Applicants: Miller and Urso
Surveying Inc. On
behalf of 1761877
Ontario Inc.**

WHEREAS the land Owners of Part of Lot 12, Concession 14 (MacPherson Drive) have applied to rezone the property from Agricultural (A) Zone to: Agricultural Special (AS). The special component would reduce the required frontage from 90m to 62.7metres, permitting a farm as a permitted 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 Official Plan for the Municipality;

THEREFORE BE IT RESOLVED that the application for a zoning by-law amendment to rezone Part of Lot 12, Concession 14 (MacPherson Drive) rezone the property from Agricultural (A) Zone to an Agricultural Special (AS) Zone to reduce the frontage from 90 metres to 62.7 metres which would permit a farm use, A specialized use farm, a farm produce storage facility, a nursery or commercial greenhouse, a farm greenhouse, any other agricultural use or enterprise carried on in the field of general agricultural, home industry and a single dwelling, be recommended for approval.



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E) B-2016-0001

File No. B-2016-0001

Applicants: Miller and Urso Surveying Inc on behalf of Canadian National Railway Company- Part of Lot 27, Concession 5.

A public meeting was held on an application submitted by Miller and Urso Surveying Inc. on behalf of Canadian National Railway Company.

Planner provided explanation how notice was given.

Planner explained that the subject lands had undergone two previous consent to sever applications, though the applications are different. The proposal is for a consent to sever for the purpose of a lot addition. No new building lot would be created. Staff is recommending that a holding zone be placed on the severed lands. This would ensure that if there are any issues with the land, the property could not be built upon without doing the proper clean up.

No concerns were raised through the circulation of application B-2016-0001.

Staff recommends approval.

Resolution No. 8 Al Herauf- Pauline Rochefort

File No. B-2016-0001

**Applicant:
Miller and Urso
Surveying Inc. on
behalf of Canadian
National Railway
Company.**

WHEREAS the owner(s) of the lands described as Part of Lot 27, Concession 5 (North of Lake Nosbonsing Road), has applied to sever a parcel of land which is approximately 5.44 hectares in size, which is part of the abandoned C.N Rail Line, to be added to the abutting property owner.

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 Owner apply for and receive approval for a rezoning application to rezone the severed lands to an Agricultural Holding (AH) Zone;
- 5) That any plan(s) of survey identified in the Transfer/Deed of Land is filed with the Municipality electronically;
- 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 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;
- 8) 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
- 9) 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.



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***NOTE(S):**

- 1) The Owner(s) must obtain the required building permit(s) prior to construction.

CARRIED.

BUSINESS ARISING FROM THE MINUTES:

None for this Session

NEW BUSINESS:

Official Plan- Planner explained that a draft decision has been received by Municipality. That the Community Planner and Director of Planning are meeting on Friday to discuss.

ADJOURNMENT:

Resolution No. 8

Pauline Rochefort – Al Herauf: That we now adjourn to meet again on February 17th, 2016.

CARRIED

Chair, John O`Roarke

Planner, Adam Curran