



**MUNICIPALITY OF EAST FERRIS**

**PLANNING ADVISORY COMMITTEE**

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

The Regular Meeting of the Municipality of East Ferris Planning Advisory Committee was held on Wednesday July 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, John Symons, Pauline Rochefort, Doug Armatage, Al Herauf

**ABSENT (WITH REGRETS):** Mike Voyer

**ALSO IN ATTENDANCE:** Community Planner Adam Curran, Recording Secretary Kim Rose, Taylor Craig, Bryan Fay and Dylan Fay

**ADOPTION OF AGENDA:**

Resolution No. 1

Frank Corbeil – Al Herauf: That the draft agenda presented to the Committee and dated the 20<sup>th</sup> of July, 2016 be hereby adopted as circulated.

CARRIED

**ACCEPTING THE MINUTES:**

Resolution No. 2

Frank Corbeil – Al Herauf: That we accept the minutes of the last Regular Meeting held on July 7<sup>th</sup>, 2016 as circulated.

CARRIED

**PUBLIC HEARINGS:**

Chair read the notice for a public meeting. The Committee introduced themselves to the public in attendance.

- a) **B-2016-0023**  
**Re: Bryan Fay**

A public meeting was held on an application submitted by Bryan Fay.

The owner has applied for consent to sever to create a lot that is approximately 18 hectares in size with an approximate frontage of 125 metres of frontage on Centennial Crescent.



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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 noted that the severed portions would not create impact lots on the Trout Lake buffer. It was also noted that the subject lands have frontage on existing municipally maintained road.

Subject lands are designated “Rural” through the Municipal Official Plan.

Conditional upon meeting the 60m requirement for the Leroux Road turn around and required to provide land for a turn around on Leroux Road.

Applicant in attendance – no comment.

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

John Symons – Doug Armatage:

**File No. B-2016-0023**

**Applicants: Bryan Fay**

**WHEREAS** the owner(s) of the lands described as Part of Broken Lot 20 and 21, Concession 17 (Fay Road and Centennial Crescent), has applied to sever a parcel of land of approximately 1.031 hectares) in size with an approximate frontage on Centennial Crescent of 118 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,



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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) The applicant must have an Ontario Land Surveyor confirm that the retained lot would have 60 metres of frontage on a publicly maintained road (Leroux Road), if there is not 60 metres of frontage on a publicly maintained road, it would be the applicants responsibility to upgrade the road and provide a turning circle to the satisfaction of the Municipal Engineer;
- 4) That the applicant must have an Ontario Land Surveyor confirm a 300 metre setback from Trout Lake or any inflowing streams to Trout Lake and the proposed septic system must be constructed 300 metres from Trout Lake or inflowing streams;
- 5) That a plan of survey be sent electronically to the Municipality of East Ferris's Community Planner;
- 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 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 any plan(s) of survey identified in the Transfer/Deed of Land is filed with the Municipality; and
- 9) 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 follow the legal requirements of



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the Endangered Species Act, 2007;

- 3) The owner is required to obtain building permits from the Municipality prior to construction and
- 4) The owner is required to enter into a site plan control agreement with the Municipality prior to construction.

CARRIED

#### **b) B-2016-0024**

**Re: Bryan Fay**

A public meeting was held on an application submitted by Bryan Fay.

The owner has applied for consent to sever to create a lot that is approximately 1.2 hectares in size with an approximate frontage of 61.2 metres of frontage on Fay 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 noted that the severed portions would not create impact lots on the Trout Lake buffer. It was also noted that the subject lands have frontage on existing municipally maintained road.

Subject lands are designated "Rural" through the Municipal Official Plan.

Applicant in attendance – no comment. No public input received for this application.

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.



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Resolution No. 4

Frank Corbeil – Al Herauf:

**File No. B-2016-0024**

**Applicant: Bryan Fay**

That Consent Application B-2016-0024 to sever a parcel of land which is approximately 1.2 hectares in size with a frontage of 61 metres on Fay Road, be approved, conditional upon the following:

**WHEREAS** the owner(s) of the lands described as Part of Lot 20, Concession 16 (Fay and Leroux Road), has applied to sever a parcel of land of approximately 1.2 hectares in size with an approximate frontage on Fay Road of 61.2 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;
- 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



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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 follow the legal requirements of the Endangered Species Act, 2007;
- 3) The owner is required to obtain building permits from the Municipality prior to construction; and
- 4) The owner is required to enter into a site plan control agreement with the Municipality prior to construction.

CARRIED

**c) B-2016-0025**

**Re: Miller and Urso Surveying Inc. on behalf of 1761877 Ontario Inc.**

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

The owner has applied for consent to sever for a lot addition to the abutting property. The proposed lot addition has 0 metres of frontage and an area of 1.61 ha.

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

Agent for applicant in attendance. No public input on this application.

“Land Swap”

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



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Authority had no objection to either application.

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

Resolution No. 5

Pauline Rochefort – John Symons

**File No. B-2016-0025      Applicant: Miller and Urso Surveying Inc. on behalf of  
1761877 Ontario Inc.**

**WHEREAS** the owner(s) of the lands described as Part of Lot 9, Concession 6 and Part of Lot 8, Concession 6, Part 1 and 2, 36R-5101 (Quae Quae Road) has applied to sever a parcel of land which is approximately 1.61 hectares in size, with 0 metres of frontage, 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 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 the applicant is required to pay a finalization fee of \$250.00;
- 4) 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;
- 5) That a plan of survey be sent electronically to the Municipality of East Ferris's Community Planner;
- 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;



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- 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 any plan(s) of survey identified in the Transfer/Deed of Land is filed with the Municipality; and
- 9) 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 follow the legal requirements of The Endangered Species Act, 2007;
- 3) The owner is required to obtain building permits from the Municipality prior to construction; and
- 4) The owner is required to enter into a site plan control agreement with the Municipality prior to construction.

**d) B-2016-0026**

**Re: Miller and Urso Surveying Inc. on behalf of the Perrons.**

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

The owner has applied for consent to sever for a lot addition to be added to the abutting property owner. The proposed lot addition has approximately 61.2 metres of frontage on Quae Quae Road and an area of 1.1 hectares.

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

Agent for applicant in attendance. No public input on this application.

"Land Swap"





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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-2016-0015.

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

Resolution No. 6

Pauline Rochefort – Al Herauf

**B-2016-0026**

**Miller and Urso Surveying  
On behalf of Perron**

**WHEREAS** the owner(s) of the lands described as Part of Lot 9, Concession 6 and Part of Lot 8, Concession 6, Part 1 and 2, 36R-5101 (Quae Quae Road) has applied to sever a parcel of land which is approximately 1.61 hectares in size, with 114 metres of frontage on Quae Quae Road, 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 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 the applicant is required to pay a finalization fee of \$250.00;
- 4) 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;
- 5) That a plan of survey be sent electronically to the Municipality of East Ferris's



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Community Planner;

- 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 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 any plan(s) of survey identified in the Transfer/Deed of Land is filed with the Municipality; and
- 9) 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 follow the legal requirements of The Endangered Species Act, 2007;
- 3) The owner is required to obtain building permits from the Municipality prior to construction; and
- 4) The owner is required to enter into a site plan control agreement with the Municipality prior to construction.

#### **BUSINESS ARISING FROM THE MINUTES:**

None for this Session

#### **NEW BUSINESS:**

- 1) Empowerment Training – Adam to email proposed dates.



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**ADJOURNMENT:**

Resolution No. 8

Frank Corbeil – Al Herauf:

That we now adjourn to meet again on August 17<sup>th</sup>, 2016.

CARRIED

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Chair, John O`Rourke

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Planner, Adam Curran