



MUNICIPALITY OF EAST FERRIS

PLANNING ADVISORY COMMITTEE

Thursday June 23rd, 2016

The Regular Meeting of the Municipality of East Ferris Planning Advisory Committee was held on Thursday June 23rd, 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, Doug Armatage

ABSENT (WITH REGRETS):

ALSO IN ATTENDANCE: Community Planner Adam Curran, Recording Secretary Kim Rose, Director of Planning and Development John Fior, Taylor Craig, Rick Miller,

ADOPTION OF AGENDA:

Resolution No. 1

Pauline Rochefort – Frank Corbeil: That the draft agenda presented to the Committee and dated the 23rd of June, 2016 be hereby adopted as circulated.

CARRIED

ACCEPTING THE MINUTES:

Resolution No. 2

John Symons – Michel Voyer: That we accept the minutes of the last Regular Meeting held on May 25th, 2016 as circulated.

CARRIED

PUBLIC HEARINGS:

a) **C-2016-0231**
Re: James and Janet Splint

A public meeting was held on an application submitted by the James and Janet Splint for the property located at 79 Hillcrest Road.

The Owner has applied to amend the zoning by-law for the subject property from the Agricultural (A) zone to an Agricultural Special (AS), the special component would allow the following:

- An increase in the area of one detached accessory structure from 111.5 square metres to 267.5 square metres;
- An increase in the maximum height for one detached accessory structure from 6 metres to 10.7 metres; and
- An increase in the minimum front yard setbacks and side yard setbacks for one accessory structure from 15 metres to 60 metres.

The Community Planner explained how notice was given as per the Planning Act. The Community Planner described what was being proposed; That the application was to sever off the existing farm house.

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.

Through correspondence the NBMCA stated that they had no objection to the proposed application.



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The Community Planner is recommending approval for Application C-2016-0231.

Resolution No. 3

Pauline Rochefort— Al Herauf

File No. C-2016-0231

Applicants: James and Janet Splint

WHEREAS the land owner(s) of the lands described as PCL 728 SEC WF; E ½ of Lot 19, Concession 1 (79 Hillcrest Road) has applied for a zoning by-law amendment from the Agricultural (A) Zone to the Agricultural Special (AS) Zone to permit:

- An increase in the area of one detached accessory structure from 111.5 square metres to 267.5 square metres;
- An increase in the maximum height for one detached accessory structure from 6 metres to 10.7 metres; and
- Increase the minimum front yard setbacks and side yard setbacks for one accessory structure from 15 metres to 60 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 the application for a zoning by-law amendment be recommended for approval.

CARRIED

b) B-2016-0013

Re: Miller and Urso Surveying Inc. on behalf of 1851477 Ontario Inc.

A public meeting was held on an application submitted by Miller and Urso Surveying Inc. on behalf of 1851477 Ontario Inc.

The owner has applied for consent to sever to create a lot that is approximately 1.329 hectares in size with an approximate frontage of 140 metres of frontage.

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. 4

Pauline Rochefort– Frank Corbeil

File No. B-2016-0013

Applicant: Miller and Urso Surveying Inc. on behalf of



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1851477 Ontario Inc.

WHEREAS the owner(s) of the lands described as Part of Lot 14, Concession 15, (Dugas Road), has applied to sever a parcel of land of approximately 1.329 hectares in size with an approximate frontage on Dugas Road of 140 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 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 required to obtain building permits from the Municipality prior to construction; and
- 3) That prior to the issuance of a building permit the Owner enter into a Site Plan Control Agreement with the Municipality.

CARRIED

c) B-2016-0014

Re: Miller and Urso Surveying Inc. on behalf of 1851477 Ontario Inc.

A public meeting was held on an application submitted by Miller and Urso Surveying Inc. on behalf of 1851477 Ontario Inc.

The owner has applied for consent to sever to create a lot that is approximately 1.329 hectares in size with an approximate frontage of 140 metres of frontage.



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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 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. 5

Pauline Rochefort– Frank Corbeil

**File No. B-2016-0014 Applicant: Miller and Urso Surveying Inc. on behalf of
1851477 Ontario Inc.**

WHEREAS the owner(s) of the lands described as Part of Lot 14, Concession 15, (Dugas Road), has applied to sever a parcel of land of approximately 1.8 hectares in size with an approximate frontage on Dugas Road and Centennial Crescent of 297 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 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):



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- 1) The owner is responsible to obtain any required permits from the North Bay-Mattawa Conservation Authority;
- 2) The owner is required to obtain building permits from the Municipality prior to construction; and
- 3) That prior to the issuance of a building permit the Owner enter into a Site Plan

d) B-2016-0015

Re: Miller and Urso Surveying Inc. on behalf of Dawn Leppert.

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

The owner has applied for consent to sever to create one new residential lot having approximately 1.1 hectare in size with an approximate frontage on Centennial Crescent of 144 metres.

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 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

Michel Voyer—Al Herauf

**File No. B-2016-0019 Applicant: Miller and Urso Surveying Inc. on behalf of
1851477 Ontario Inc.**

WHEREAS the owner(s) of the lands described as Part of Broken Lot 14, Concession 14 (Centennial Crescent), has applied to sever a parcel of land of approximately 1.1 hectares) in size with an approximate frontage on Centennial Crescent of 144 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 applicant is required to pay 5% in lieu of parkland dedication or \$250.00 as per Section 51.1 (3) of the Planning Act, R.S.O. 1990, c.P.13, as amended;



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- 5) That the applicant is required to pay \$250.00 as a finalization fee;
- 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 required to obtain building permits from the Municipality prior to construction; and
- 3) That prior to the issuance of a building permit the Owner enter into a Site Plan Control Agreement with the Municipality that among other things will address the following:
 - That the current owners or future owners be provided an information package with regards to Blanding`s Turtles; and
 - Citing of Blanding`s Turtles during construction, all work must cease and the owner is responsible to contact the Ministry of Natural Resources and Forestry (MNR) and follow the legal requirements under the Endangered Species Act, 2007.

CARRIED

e) B-2016-0016

Re: Miller and Urso Surveying Inc. on behalf of Dawn Leppert.

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

The owner has applied for consent to sever to create one new residential lot having approximately 1.09 hectares in size with an approximate frontage on MacPherson Drive of 143 metres.

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 North Bay-Mattawa Conservation Authority had no objections to file B-2016-0020.



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

Resolution No. 7

Pauline Rochefort – Al Herauf

File No. B-2016-0016 Applicant: Miller and Urso Surveying Inc. on behalf of Dawn Leppert.

WHEREAS the owner(s) of the lands described as Part of Broken Lot 14, Concession 14 (Centennial Crescent), has applied to sever a parcel of land of approximately 1.1 hectares) in size with an approximate frontage on Centennial Crescent of 144 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 applicant is required to pay 5% in lieu of parkland dedication or \$250.00 as per Section 51.1 (3) of the Planning Act, R.S.O. 1990, c.P.13, as amended;
- 5) That the applicant is required to pay \$250.00 as a finalization fee;
- 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 required to obtain building permits from the Municipality prior to construction; and



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3) That prior to the issuance of a building permit the Owner enter into a Site Plan Control Agreement with the Municipality that among other things will address the following:

- That the current owners or future owners be provided an information package with regards to Blanding`s Turtles; and
- Citing of Blanding`s Turtles during construction, all work must cease and the owner is responsible to contact the Ministry of Natural Resources and Forestry (MNR) and follow the legal requirements under the Endangered Species Act, 2007.

CARRIED

BUSINESS ARISING FROM THE MINUTES:

None for this Session

NEW BUSINESS:

None for this Session

ADJOURNMENT:

Resolution No. 8

Frank Corbeil–Al Herauf:

That we now adjourn to meet again on July 7th, 2016.

CARRIED

Chair, John O`Rourke

Planner, Adam Curran