



**MUNICIPALITY OF EAST FERRIS**

**PLANNING ADVISORY COMMITTEE**

**Wednesday March 16<sup>th</sup>, 2016**

The Regular Meeting of the Municipality of East Ferris Planning Advisory Committee was held on Wednesday March 16<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, Mike Voyer, Al Herauf, John Symons,

**ABSENT (WITH REGRETS):** Pauline Rochefort

**ALSO IN ATTENDANCE:** Community Planner Adam Curran, Recording Secretary Kim Rose, Patti Graham, Michel Champagne

**ADOPTION OF AGENDA:**

Resolution No. 1

Frank Corbeil – Al Herauf: That the draft agenda presented to the Committee and dated the 16<sup>th</sup> of March, 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 February 17<sup>th</sup>, 2016 as circulated.

CARRIED

**PUBLIC HEARINGS:**

- a) **B-2016-0003**  
**Re: Estate of Donat Champagne**

A public meeting was held on an application submitted by the Estate of Donat Champagne for the property described as Part of Lot 15, Concession 9 (1619 Corbeil Road).

The owner has applied for consent to sever to create a lot that is approximately 2 hectares in size with an approximate frontage of 84.1 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. 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.

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

Resolution No. 3

Pauline Rochefort– Frank Corbeil

**File No. B-2016-0003**

**Applicant: Estate of Donat Champagne**

**WHEREAS** the owner(s) of the lands described as Part of Lot 15, Concession 9 (1619 Corbeil Road), has applied to sever a parcel of land of approximately 2 ha (5 acres) in size with an approximate frontage on Corbeil Road of 84.1 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,



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R.S.O. 1990, c.P.13, as amended;

- 5) That the applicant receives a change of use permit for the existing barn to change the use to an storage building not to be used for housing livestock;
- 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 any plan(s) of survey identified in the Transfer/Deed of Land is filed with the Municipality; 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;

CARRIED

**b) B-2016-0004**  
**Re: Robert and Patti Graham**

A public meeting was held on an application submitted by Robert and Patti Graham for the property described as Part of Lot 15, Concession 9 (1619 Corbeil Road).

The owner has applied for consent to sever to create a lot that is approximately 2 hectares in size with an approximate frontage of 84.1 metres of frontage.

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.



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

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

Resolution No. 3

Pauline Rochefort– Frank Corbeil

**File No. B-2016-0003**

**Applicant: Estate of Donat Champagne**

**WHEREAS** the owner(s) of the lands described as Part of Lot 15, Concession 9 (1619 Corbeil Road), has applied to sever a parcel of land of approximately 2 ha (5 acres) in size with an approximate frontage on Corbeil Road of 84.1 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 the applicant receives a change of use permit for the existing barn to change the use to an storage building not to be used for housing livestock;
- 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



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total holdings being the subject of this consent;

7) That any plan(s) of survey identified in the Transfer/Deed of Land is filed with the Municipality; 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;

**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 16<sup>th</sup>, 2016.

CARRIED



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Chair, John O`Roarke

Planner, Adam Curran