



**MUNICIPALITY OF EAST FERRIS**

**PLANNING ADVISORY COMMITTEE**

**Wednesday May 25<sup>th</sup>, 2016**

The Regular Meeting of the Municipality of East Ferris Planning Advisory Committee was held on Wednesday May 25<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, Pauline Rochefort,

**ABSENT (WITH REGRETS):** Doug Armatage

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

**ADOPTION OF AGENDA:**

Resolution No. 1

Pauline Rochefort – Frank Corbeil: That the draft agenda presented to the Committee and dated the 25<sup>th</sup> of May, 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 April 20<sup>th</sup>, 2016 as circulated.

CARRIED

**PUBLIC HEARINGS:**

- a) **C-2016-0230**  
**Re: Estate of Donat Champagne**

A public meeting was held on an application submitted by the Estate of Donat Champagne for the property located at 1619 Corbeil Road (Consent B-2016-0003).

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 for additional agricultural uses.

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 approval for Application C-2016-0230.

Resolution No. 3

Pauline Rochefort— Al Herauf



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**File No. C-2016-0230**

**Applicants: Estate of Donat Champagne**

**WHEREAS** the land owners of Part of Lot 15, Concession 9 (1619 Corbeil Road) (Consent Application B-2016-0003) have applied to rezone the property from Agricultural (A) to an Agricultural Special Zone (AS).

**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 15, Concession 9 (1619 Corbeil Road) from the existing Agricultural (A) zone to Agricultural Special (AS) zone (Severed- B-2016-0003), to permit the agricultural uses of a farm, a specialized use farm, a farm produce storage facility, a farm greenhouse, a home industry and a residential dwelling unit, be recommended for approval.

CARRIED

**b) B-2016-0017**

**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 1.332 hectares in size with an approximate frontage of 113 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 is recommending conditional approval with the conditions attached to the application.

Resolution No. 4

Pauline Rochefort– Frank Corbeil

**File No. B-2016-0017**

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

**WHEREAS** the owner(s) of the lands described as Part of Lot 11 and 12, Concession 15, (MacPherson Drive), has applied to sever a parcel of land of approximately 1.332 hectares in size with an approximate frontage on MacPherson Drive of 113 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;



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**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;
- 3) The owner is required to enter into a site plan control agreement with the Municipality prior to construction; and
- 4) That the existing drainage be dealt with to the satisfaction of the Municipal Engineer.

CARRIED

**c) B-2016-0018**

**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 one residential lot. The proposed size of the severed parcel is approximately 1 hectare with a frontage on MacPherson Drive of 60 metres.

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



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

Resolution No. 5

John Symons – 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 Lot 11 and 12, Concession 15, (MacPherson Drive), has applied to sever a parcel of land of approximately 1 hectares in size with an approximate frontage on MacPherson Drive of 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 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;
- 3) The owner is required to enter into a site plan control agreement with the



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Municipality prior to construction; and

4) That the existing drainage be dealt with to the satisfaction of the Municipal Engineer.

CARRIED

**d) B-2016-0019**

**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 one new residential lot having approximately 1 hectare in size with an approximate frontage on MacPherson of 70 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-2016-0019.

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 Lot 11 and 12, Concession 15, (MacPherson Drive), has applied to sever a parcel of land of approximately 1 hectares in size with an approximate frontage on MacPherson Drive of 70 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 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) The owner is required to enter into a site plan control agreement with the Municipality prior to construction.

CARRIED

**e) B-2016-0020**

**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 one new residential lot having approximately 1 hectares in size with an approximate frontage on MacPherson Drive of 70 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.

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

Resolution No. 7

Pauline Rochefort – Al Herauf

**File No. B-2016-0020**

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



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**WHEREAS** the owner(s) of the lands described as Part of Lot 11 and 12, Concession 15, (MacPherson Drive), has applied to sever a parcel of land of approximately 1 hectares in size with an approximate frontage on MacPherson Drive of 70 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) The owner is required to enter into a site plan control agreement with the Municipality prior to construction.

CARRIED

**BUSINESS ARISING FROM THE MINUTES:**

None for this Session

**NEW BUSINESS:**

Rick Miller of Miller and Urso Surveying Inc. on behalf of Nosbonsing Park Limited.



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Nosbonsing Park Ltd. purchased property in the 1950s. Created Registered Subdivision Plan M-505. There was an agreement that the lands east of Nosbonsing Park Road were to be transferred to the Municipality. In error the whole part was transferred to the Municipality. The proposal is to transfer the property to the west of Nosbonsing Park Road back to Nosbonsing Park Ltd.

There is also a private property that is currently land locked, Nosbonsing Park has created a part on a reference plan so that the Municipality may transfer to those property owners or simply allow them access over that portion.

The purpose of tonight is an information session to the Planning Committee, the proposal will be forwarded to Council, Nosbonsing Park Ltd. would like to see this issue dealt with.

Resolution No. 8

John Symons—Al Herauf

That the Planning Advisory Committee recommends that the proposal for the land exchange and correction of title submitted by Miller and Urso Surveying Inc. on behalf of Nosbonsing Park Ltd. be forwarded to Council.

CARRIED

**ADJOURNMENT:**

Resolution No. 9

Frank Corbeil—Al Herauf:

That we now adjourn to meet again on June 23<sup>rd</sup>, 2016.

CARRIED

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Chair, John O`Roarke

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Planner, Adam Curran