



**MUNICIPALITY OF EAST FERRIS**

**PLANNING ADVISORY COMMITTEE**

**Wednesday October 19<sup>th</sup>, 2016**

The Regular Meeting of the Municipality of East Ferris Planning Advisory Committee was held on Wednesday October 19<sup>th</sup>, 2016 at 7:30 p.m. at the Corbeil Park Hall in Corbeil.

**PRESENT:** Chair John O'Rourke, John Symons, Doug Armatage, Mike Voyer and Pauline Rochefort

**ABSENT (WITH REGRETS):** Frank Corbeil and Al Herauf

**ALSO IN ATTENDANCE:** Community Planner Adam Curran, Recording Secretary Kim Rose, Taylor Craig, Tom Thompson, Sharon McDonald and Delinda Troch

**ADOPTION OF AGENDA:**

Resolution No. 1

Pauline Rochefort and Mike Voyer: That the draft agenda presented to the Committee and dated the 19<sup>th</sup> of October, 2016 be hereby adopted as circulated.

CARRIED

**ACCEPTING THE MINUTES:**

Resolution No. 2

John Symons and Doug Armatage: That we accept the minutes of the last Regular Meeting held on September 21<sup>st</sup>, 2016 as circulated.

CARRIED

**PUBLIC HEARINGS:**

- a) **B-2016-0033**  
**Re: Miller and Urso Surveying Inc. on behalf of 2259093 Ontario Inc.**

A public meeting was held on an application submitted by Miller and Urso Surveying Inc. on behalf of 2259093 Ontario Inc.

The applicants have applied to sever a parcel of land to create one new residential lot. The proposed lot would have approximately 60 metres of frontage on Hurtubise Road and an area of 2 hectares.

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

The Community Planner explained the application for the creation of 3 residential lots. The lots would all have 60 metres and approximately 2 hectares. The lots would front onto Hurtubise Road which is a publicly maintained owned and maintained. The existing property has approximately 77 acres of land, and frontage on Hurtubise and Quae Quae Road.

The new Official Plan allows for generally 2 severances. In this application they are applying for 3 severances. Staff reviewed the policy that would allow for more than two severances. Staff was of the opinion that this proposal would not require the extension of Municipal Services, it would maintain the rural character of the property and would utilize an existing underutilized lot of record.

John O'Rourke: Clarify encroachment issues (next application).



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John Symons: Clarify the criteria for 'generally 2' and setting precedent setting.

The Community Planner stated that this does not mean that the new norm is 3 new lots, each application in the future would need to represent good land use planning and not take away from the rural character. This particular application is not precedent setting. If there are more applications applied for on this application, staff is of the opinion that it should be done by way of Subdivision.

Sharon (17 Hurtubise) Hurtubise is a lesser travelled road , concerned about future plans for retained parcel of land. If more development occurs, will they have to develop the road and require the road allowance?

Community Planner- Road would not be moved towards your house, if road needs widening it would move in the direction of the subject lands. A condition of the consent is the application would give 33 feet from the centre line of the road.

Tom Thompson: If in the future wanted to do further development would not want to construct a road, would utilize the frontage on Quae Quae Road.

Agent Taylor Craig: provided a survey to the concerned citizens showing possible future proposals.

Delinda: wanted clarification on a little parcel of land going out to Quae Quae Road beside her property.

Tom: explained that this was left as an entrance off of Quae Quae Road, and he had no intentions of doing anything with the property.

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

Mike Voyer and Pauline Rochefort

**File No. B-2016-0033                      Applicant: Miller and Urso Surveying Inc. on behalf of 2259093 Ontario Inc.**

**WHEREAS** the owner(s) of the lands described as Part of Lot 3, Concession 6,) has applied to sever a parcel of land which is approximately 2 hectares in size, with 60 metres of frontage.

**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:



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- 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 pay \$250.00 to the Municipality of East Ferris prior to the transfer as a finalization fee;
- 5) That the applicant is required to pay \$250.00 cash-in lieu of Parkland dedication prior to the transfer of the severed land;
- 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 (MNRF) 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.

**CARRIED**

That no public input was received at the public meeting and PAC is of the opinion that the proposal is consistent with Provincial Policy, the Municipality's Official Plan, Zoning By-law and represents good land use planning.

**b) B-2016-0034**

**Re: Miller and Urso Surveying Inc. on behalf of 2259093 Ontario Inc.**

A public meeting was held on an application submitted by Miller and Urso Surveying Inc. on behalf of 2259093 Ontario Inc.

The applicants have applied to sever a parcel of land to create one new residential lot. The proposed lot would have approximately 60 metres of frontage on Hurtubise Road and an area of 2 hectares.

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 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

Doug Armatage and John Symons

**File No. B-2016-0034                      Applicant: Miller and Urso Surveying Inc. on behalf of 2259093 Ontario Inc.**

**WHEREAS** the owner(s) of the lands described as Part of Lot 3, Concession 6,) has applied to sever a parcel of land which is approximately 2 hectares in size, with 60 metres of frontage.

**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 pay \$250.00 to the Municipality of East Ferris prior to the transfer as a finalization fee;
- 5) That the applicant is required to pay \$250.00 cash-in lieu of Parkland dedication prior to the transfer of the severed land;
- 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



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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 (MNRF) 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.

CARRIED

**c) B-2016-0035**

**Re: Miller and Urso Surveying Inc. on behalf of 2259093 Ontario Inc.**

A public meeting was held on an application submitted by Miller and Urso Surveying Inc. on behalf of 2259093 Ontario Inc.

The applicants have applied to sever a parcel of land to create one new residential lot. The proposed lot would have approximately 60 metres of frontage on Hurtubise Road and an area of 2 hectares.

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—Mike Voyer

**File No. B-2016-0035**

**Applicant: Miller and Urso Surveying Inc. on behalf of 2259093 Ontario Inc.**

**WHEREAS** the owner(s) of the lands described as Part of Lot 3, Concession 6,) has applied to sever a parcel of land which is approximately 2 hectares in size, with 60 metres of frontage.

**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;



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- 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 pay \$250.00 to the Municipality of East Ferris prior to the transfer as a finalization fee;
- 5) That the applicant is required to pay \$250.00 cash-in lieu of Parkland dedication prior to the transfer of the severed land;
- 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 (MNR) 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.

CARRIED

That no public input was received at the public meeting and PAC is of the opinion that the proposal is consistent with Provincial Policy, the Municipality's Official Plan, Zoning By-law and represents good land use planning.

**d) B-2016-0036**

**Re: Miller and Urso Surveying Inc. on behalf of 2259093 Ontario Inc.**

A public meeting was held on an application submitted by Miller and Urso Surveying Inc. on behalf of 2259093 Ontario Inc.

The applicants have applied to sever a parcel of land to create one new residential lot. The proposed lot would have approximately 60 metres of frontage on Hurtubise Road and an area of 2 hectares.

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 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 6-  
John Symons—Doug Armatage

**File No. B-2016-0036 Applicant: Miller and Urso Surveying Inc. on behalf of 2259093 Ontario Inc.**

**WHEREAS** the owner(s) of the lands described as Part of Lot 3, Concession 6, (Hurtubise Road) has applied to sever a parcel of land for the purpose of a lot addition to be added to the abutting property owner (905 Quae Quae Road) for continued residential 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 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 a \$250.00 finalization fee prior to the transfer of land;
- 5) 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;
- 6) 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; 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;

Carried



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That no public input was received at the public meeting and PAC is of the opinion that the proposal is consistent with Provincial Policy, the Municipality's Official Plan, Zoning By-law and represents good land use planning.

**e) B-2016-0037**

**Re: Miller and Urso Surveying Inc. on behalf of 2259093 Ontario Inc.**

A public meeting was held on an application submitted by Miller and Urso Surveying Inc. on behalf of 2259093 Ontario Inc.

The applicants have applied to sever a parcel of land and add it to the abutting neighboring property. No new lots are being created.

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.

**File No. B-2016-0037                      Applicant: Miller and Urso Surveying Inc. on behalf of  
2259093 Ontario Inc.**

**WHEREAS** the owner(s) of the lands described as Part of Lot 3, Concession 6, (Hurtubise Road) has applied to sever a parcel of land for the purpose of a lot addition to be added to the abutting property owner (905 Quae Quae Road) for continued residential 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 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 a \$250.00 finalization fee prior to the transfer of land;
- 5) 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;
- 6) 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





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being the subject of this consent; 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;

That no public input was received at the public meeting and PAC is of the opinion that the proposal is consistent with Provincial Policy, the Municipality's Official Plan, Zoning By-law and represents good land use planning.

**f) B-2016-0038**

**Re: Miller and Urso Surveying Inc. on behalf of Raymonde Rancourt.**

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

The applicants have applied to sever a parcel of land and add it to the abutting neighboring property. No new lots are being created.

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.

**File No. B-2016-0038 Applicant: Miller and Urso Surveying Inc. on behalf of Raymonde Rancourt**

Resolution 8- Mike Voyer and Pauline Rochefort

**WHEREAS** the owner(s) of the lands described as Part of Lot 3, Concession 6, Part 3 and 4 on 36R-6845 (Quae Quae Road) has applied to sever a parcel of land for the purpose of a lot addition to be added to the abutting property owner (927 Quae Quae Road) for continued residential 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 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;



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- 4) That the applicant is required to pay a \$250.00 finalization fee prior to the transfer of land;
- 5) 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;
- 6) 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; 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;

That no public input was received at the public meeting and PAC is of the opinion that the proposal is consistent with Provincial Policy, the Municipality's Official Plan, Zoning By-law and represents good land use planning.

CARRIED

**g) B-2016-0039**

**Re: Miller and Urso Surveying Inc. on behalf of Raymonde Rancourt.**

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

The applicants have applied to sever a parcel of land and add it to the abutting neighboring property. No new lots are being created.

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.

**File No. B-2016-0039 Applicant: Miller and Urso Surveying Inc. on behalf of Raymonde Rancourt**

Resolution 9- Mike Voyer and Pauline Rochefort

**WHEREAS** the owner(s) of the lands described as Part of Lot 3, Concession 6, Part 3 and 4 on 36R-6845 (Quae Quae Road) has applied to sever a parcel of land for the purpose of a lot addition to be added to the abutting property owner (927 Quae Quae Road) for continued residential use;

**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 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 a \$250.00 finalization fee prior to the transfer of land;
- 5) 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;
- 6) 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; 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;

That no public input was received at the public meeting and PAC is of the opinion that the proposal is consistent with Provincial Policy, the Municipality's Official Plan, Zoning By-law and represents good land use planning.

CARRIED

**BUSINESS ARISING FROM THE MINUTES:**

None for this Session

**NEW BUSINESS:**

Committee members could please notify the Community Planner if they would like to remain on the Committee after Christmas.

**ADJOURNMENT:**

Resolution No. 10

Mike Voyer and Pauline Rochefort

That we now adjourn to meet again on November 16<sup>th</sup>, 2016.

CARRIED

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Chair, John O`Rourke

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Planner, Adam Curran