



MUNICIPALITY OF EAST FERRIS

PLANNING ADVISORY COMMITTEE

Thursday July 7th, 2016

The Regular Meeting of the Municipality of East Ferris Planning Advisory Committee was held on Thursday July 7th, 2016 at 7:30 p.m. at the Corbeil Park Hall in Corbeil.

PRESENT: Chair John O'Rourke, Vice Chair Frank Corbeil, Pauline Rochefort, Doug Armatage

ABSENT (WITH REGRETS): Mike Voyer, John Symons and Al Herauf

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

ADOPTION OF AGENDA:

Resolution No. 1

Frank Corbeil – Doug Armatage: That the draft agenda presented to the Committee and dated the 7th day of July, 2016 be hereby adopted as circulated.

CARRIED

ACCEPTING THE MINUTES:

Resolution No. 2

Doug Armatage – Pauline Rochefort: That we accept the minutes of the last Regular Meeting held on June 23rd, 2016 as circulated.

CARRIED

PUBLIC HEARINGS:

a) B-2016-0010

Re: Miller and Urso Surveying Inc. on behalf of Travis Busschaert

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

The owner has applied for consent to sever to create a lot that is approximately 1.031 hectares in size with an approximate frontage of 120 metres of frontage on Centennial Crescent.

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.

Applicants agent in attendance – no additional comment.

Citizen, Dave Landry (451 Centennial Crescent), objects the creation of these lots, due to past policy that only 2 lots could be created off one piece of land. Mr. Landry questioned when and why our official plan has changed. The Chair explained the process to our new official plan.



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Mr. Landry also concerned about the traffic and speed on Centennial Crescent.

Brian Fay (101 Fay Road): Questioned the size and location of this lot. The Chair explained that this particular lot does not reach Fay Road.

Resolution No. 3

Doug Armatage – Frank Corbeil:

File No. B-2016-0010

Applicants: Miller and Urso Surveying Inc. on behalf of Travis Busschaert

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, 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 an entrance permit from the Municipality prior to construction;
- 3) The owner is required to obtain any required permits from the Ministry of Natural Resources And Forestry prior to construction and follow the legal requirements under the Endangered Species Act, 2007;



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- 4) The owner is required to obtain building permits from the Municipality prior to construction; and
- 5) That prior to the issuance of a building permit the Owner enter into a Site Plan Control Agreement with the Municipality.

CARRIED

b) B-2016-0011

Re: Miller and Urso Surveying Inc. on behalf of Travis Busschaert

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

The owner has applied for consent to sever to create a lot that is approximately 7.8 hectares in size with an approximate frontage of 415 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 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.

Citizen, Dave Landry (451 Centennial Crescent), objects the creation of these lots, due to past policy that only 2 lots could be created off one piece of land. Mr. Landry questioned when and why our official plan has changed. The Chair explained the process to our new official plan. Mr. Landry also concerned about the traffic and speed on Centennial Crescent.

Brian Fay (101 Fay Road): Was told that Fay Road is a forced Road, and further that a portion of that road is on Mr. Fay's property. The Community Planner addressed Mr. Fay's concern by stating that there is adequate frontage available on the Municipal portion of Fay Road. In addition to this, it was a condition of a former severance that 33 feet from the centerline would be transferred to the municipality, meaning that the road would now be owned by the Municipality, not Mr. Fay. Further clarification may be necessary.

Dave Landry stated that the wetland size is unknown, and further that this may impact these lot creations. The Chair clarified these comments by explaining that the NBMCA walked the property and have no objections to this application, and further that they are the governing body in this matter.

Resolution No. 4

Doug Armatage – Pauline Rochefort

File No. B-2016-0011

**Applicant: Miller and Urso Surveying
Inc. on behalf of Travis Busschaert**



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That Consent Application B-2016-0011 to sever a parcel of land which is approximately 7.8 hectares in size with a frontage of 415 metres on Fay Road, be approved, 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 a 0.3 metre reserve be placed along Centennial Crescent to restrict access;
- 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 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 and that the owner transfer to the satisfaction of the Municipal Engineer enough land to accommodate an appropriate turning circle at the end of Fay Road;
- 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.

*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 an entrance permit from the Municipality prior to construction;
- 3) The owner is required to obtain any required permits from the Ministry of Natural Resources and Forestry prior to construction and follow the legal requirements under the Endangered Species Act, 2007;
- 4) The owner is required to obtain building permits from the Municipality prior to construction; and
- 5) That prior to the issuance of a building permit the Owner enter into a Site Plan Control Agreement with the Municipality.

CARRIED

c) B-2016-0012

Re: Miller and Urso Surveying Inc. on behalf of Travis Busschaert.

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

The owner has applied for consent to sever to create a lot that is approximately 1.3 hectares in size with an approximate frontage of 60 metres of frontage on Fay Road.



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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

Frank Corbeil – Pauline Rochefort:

File No. B-2016-0012

**Applicant: Miller and Urso Surveying Inc.
on behalf of Travis Busschaert**

- 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 a 0.3 metre reserve be placed along Centennial Crescent to restrict access from Centennial Crescent;
- 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 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.

***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 an entrance permit from the Municipality prior to construction;
- 3) The owner is required to obtain any required permits from the Ministry of Natural Resources And Forestry prior to construction and follow the legal requirements under the Endangered Species Act, 2007;
- 4) The owner is required to obtain building permits from the Municipality prior to



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construction; and

- 5) That prior to the issuance of a building permit the Owner enter into a Site Plan Control Agreement with the Municipality.

CARRIED

d) B-2016-0021

Re: P.A. Blackburn on behalf of Suzanne Feeney and Randall Bellaire

A public meeting was held on an application submitted by P.A. Blackburn on behalf of Suzanne Feeney and Randall Bellaire.

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 Quae Quae Road of 61.2 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-2016-0021.

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

Applicant's Agent in attendance.

Resolution No. 6

Pauline Rochefort – Doug Armatage

File No. B-2016-0021

**Applicant: P.A. Blackburn on behalf of
Suzanne Feeney and Randall Bellaire**

WHEREAS the owner(s) of the lands described as Part of Lot 1, Concession 4 (1420 Quae Quae Road), has applied to sever a parcel of land of approximately 1.1 hectares in size with an approximate frontage on Quae Quae 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 applicant is required to pay the application fee of \$700.00;
- 5) That the transfer(s)/Deed(s) of Land is submitted to the Secretary-Treasurer for the



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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 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.

*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;
- 3) The owner is required to obtain building permits from the Municipality prior to construction;
- 4) The owner is required to enter into a site plan control agreement with the Municipality prior to construction; and
- 5) That the owner is required to obtain a suitable entrance location to the satisfaction of the Municipal Engineer.

CARRIED

e) B-2016-0022

Re: P.A. Blackburn on behalf of Suzanne Feeney and Randall Bellaire

A public meeting was held on an application submitted by P.A. Blackburn on behalf of Suzanne Feeney and Randall Bellaire.

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 Quae Quae Road of 61.2 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-2016-0022.

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

Resolution No. 7

Frank Corbeil – Pauline Rochefort

File No. B-2016-0022

**Applicant: P.A. Blackburn on behalf of
Suzanne Feeney and Randall Bellaire**

WHEREAS the owner(s) of the lands described as Part of Lot 1, Concession 4 (1420



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Quae Quae Road), has applied to sever a parcel of land of approximately 1.4 hectares in size with an approximate frontage on Quae Quae 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 applicant is required to pay the application fee of \$700.00;
- 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 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.

*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;
- 3) The owner is required to obtain building permits from the Municipality prior to construction;
- 4) The owner is required to enter into a site plan control agreement with the Municipality prior to construction; and
- 5) That the owner is required to obtain a suitable entrance location to the satisfaction of the Municipal Engineer.

CARRIED

BUSINESS ARISING FROM THE MINUTES:

None for this Session

NEW BUSINESS:

None for this Session

ADJOURNMENT:



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Resolution No. 8

Doug Armatage – Pauline Rochefort

That we now adjourn to meet again on July 20th, 2016.

CARRIED

Chair, John O`Rourke

Planner, Adam Curran