



MUNICIPALITY OF EAST FERRIS

PLANNING ADVISORY COMMITTEE

Thursday August 11th, 2016

The Regular Meeting of the Municipality of East Ferris Planning Advisory Committee was held on Wednesday September 21st, 2016 at 7:30 p.m. at the Corbeil Park Hall in Corbeil.

PRESENT: Chair John O'Rourke, Vice Chair Frank Corbeil, John Symons, Doug Armatage, Mike Voyer, Pauline Rochefort and Al Herauf

ABSENT (WITH REGRETS):

ALSO IN ATTENDANCE: Community Planner Adam Curran, Recording Secretary Kim Rose, Taylor Craig, Robert Richard and Chris St.Louis.

ADOPTION OF AGENDA:

Resolution No. 1

Frank Corbeil and Al Herauf: That the draft agenda presented to the Committee and dated the 21st of September, 2016 be hereby adopted as circulated.

CARRIED

ACCEPTING THE MINUTES:

Resolution No. 2

Frank Corbeil and John Symons: That we accept the minutes of the last Regular Meeting held on August 11th, 2016 as circulated.

CARRIED

PUBLIC HEARINGS:

- a) **B-2016-0029**
Re: Chris St.Louis on behalf of Robert Richard.

A public meeting was held on an application submitted by Chris St.Louis on behalf of Robert Richard.

The owner has applied for a severance on the lands described as Part of Lot 28, Concession 8, NR-1098, Part 3, Part 1 on 36R-11591 (1089 Derland Road) to



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sever a parcel of land for the purpose of a lot addition to be added to the abutting property owner (1095 Derland 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.

Resolution No. 3

John Symons and Frank Corbeil

File No. B-2016-0029

**Applicant:
Robert Richard**

WHEREAS the owner(s) of the lands described as Part of Lot 28, Concession 8, NR-1098, Part 3, Part 1 on 36R-11591(1089 Derland Road) has applied to sever a parcel of land for the purpose of a lot addition to be added to the abutting property owner (1095 Derland 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;



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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 owner apply for and receive approval for a Minor Variance application to recognize the frontage on Derland Road;
- 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 any plan(s) of survey identified in the Transfer/Deed of Land is filed with the Municipality;
- 7) That the applicant is required to pay \$250 for a finalization fee prior to the transfer of lands;
- 8) 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
- 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;

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-2016-0030

Re: Miller and Urso Surveying Inc. on behalf of 1761877 Ontario Inc.

A public meeting was held on an application submitted by Miller and Urso Surveying Inc. on behalf of 1761877 Ontario Inc.



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The owner of the lands described as Part of Lot 12, Concession 14, Part 3, Part 2 on 36R-13007 (MacPherson Drive) has applied to sever a parcel of land for the purpose of a lot addition to be added to the abutting property owner (106 MacPherson Drive) for continued residential use.

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

Frank Corbeil and Doug Armatage

File No. B-2016-0030

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

**1761877
Ontario Inc.**

WHEREAS the owner(s) of the lands described as Part of Lot 12, Concession 14, , Part 3, Part 2 on 36R-13007 (MacPherson Drive) has applied to sever a parcel of land for the purpose of a lot addition to be added to the abutting property owner (106 MacPherson Drive) 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;



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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 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

That public input was received and considered during the public meeting, the Planning Advisory Committee (PAC) is of the opinion that the proposal is consistent with the Provincial Policy, the Municipality's Official Plan, Zoning By-law and represents good land use planning.

BUSINESS ARISING FROM THE MINUTES:

None for this Session

NEW BUSINESS:



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None for this Session

ADJOURNMENT:

Resolution No. 5

Pauline Rochefort and Al Herauf

That we now adjourn to meet again on October 19th, 2016.

CARRIED

Chair, John O`Rourke

Planner, Adam Curran