



MUNICIPALITY OF EAST FERRIS

PLANNING ADVISORY COMMITTEE

Wednesday February 15th, 2017

The Regular Meeting of the Municipality of East Ferris Planning Advisory Committee was held on Wednesday February 15th, 2017 at 7:30 p.m. at the Corbeil Park Hall in Corbeil.

PRESENT: Chair John O'Rourke, John Symons, Frank Corbeil, Al Herauf and Mike Voyer.

ABSENT (WITH REGRETS): Pauline Rochefort

ALSO IN ATTENDANCE: Community Planner Adam Curran, Recording Secretary Kim Rose, Taylor Craig,

ADOPTION OF AGENDA:

Resolution No. 1

Mike Voyer - Al Herauf: That the draft agenda presented to the Committee and dated the 15th of February, 2017 be hereby adopted as circulated.

CARRIED

ACCEPTING THE MINUTES:

Resolution No. 2

John Symons - Frank Corbeil: That we accept the minutes of the last Regular Meeting held on January 18th, 2016 as circulated.

CARRIED

PUBLIC HEARINGS:

- a) **B-2017-02**
Re: Miller and Urso Surveying Inc. on behalf of Jean Paul Perron

A public meeting was held on an application submitted by Miller and Urso Surveying Inc. on behalf of Jean Paul Perron.

The applicants have applied to sever a parcel for the creation of one additional lot.

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



MUNICIPALITY OF EAST FERRIS

PLANNING ADVISORY COMMITTEE

Wednesday February 15th, 2017

The Community Planner explained the application is to add a small portion of land from the interior lot to a waterfront lot. This would make 288 Hemlock Island a larger property. The retained lands would still have adequate area for development in the future.

The Community Planner explained that they had received no correspondence from abutting property owners or any agencies with the exception of the NBMCA.

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

Frank Corbeil - Al Herauf:

File No. B-2017-02

**Applicant: Miller and Urso Surveying Inc. on behalf
Of Jean Paul Perron.**

WHEREAS the owner(s) of the lands described as 1117 Lake Nosbonsing Road has applied to sever a parcel of land for the purpose to create one new residential lot with approximately 79.4 metres of frontage on Lake Nosbonsing Road and an area of 2.61 hectares in area, be approved, with the following conditions:

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



MUNICIPALITY OF EAST FERRIS

PLANNING ADVISORY COMMITTEE

Wednesday February 15th, 2017

Community Planner;

- 4) That the applicant is required to pay a Parkland dedication fee to the Municipality of East Ferris in the amount of \$250.00 prior to the transfer of the severed lands;
- 5) That the applicant is required to pay \$250.00 to the Municipality of East Ferris for a Finalization fee;
- 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; 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) That the owner is responsible to obtain any required permits from the North Bay-Mattawa Conservation Authority prior to the issuance of building permits;
- 2) That 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) That the owner is responsible to obtain an entrance permit to the satisfaction of the Municipal Engineer prior to the issue of a building permit; and
- 4) 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.



MUNICIPALITY OF EAST FERRIS

PLANNING ADVISORY COMMITTEE

Wednesday February 15th, 2017

b) B-2017-03

Re: Roch Beaudoin and Nanci Teal

A public meeting was held on an application submitted by Roch Beaudoin and Nanci Teal.

The applicants have applied to sever a parcel of land to create one new residential lot. The proposed lot would have approximately 74 metres of frontage on Ouellette and an area of 1 hectare.

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 wanted to conduct a site visit without snow and suggested the application be deferred until such a time.

The Community Planner recommended to defer the application until the spring to ensure the lots are developable.

Resolution No. 4

Pauline Rochefort - Mike Voyer:

File No. B-2017-03

Applicant: Roch Beaudoin and Nanci Teal

WHEREAS the owner(s) of the lands described as 564 Ouellette Road has applied to sever a parcel of land for the purpose to create one new residential lot with approximately 74 metres of frontage on Ouellette Road and an area of 1 hectare in area;

AND WHEREAS the North Bay-Mattawa Conservation Authority (NBMCA) would like to conduct a site visit to ensure the severed lot is developable;

THEREFORE BE IT RESOLVED that this application be recommended to be deferred until such a time that the North Bay-Mattawa Conservation Authority can conduct a site



MUNICIPALITY OF EAST FERRIS
PLANNING ADVISORY COMMITTEE
Wednesday February 15th, 2017

visit without snow cover.

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.

c) B-2017-04

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 applicant has applied to sever a parcel of land for the purpose of a right-of-way easement to benefit an existing lot of record with frontage on Trout Lake. The proposed Right-of-way is partially existing and a new right-of-way would be created to access this lot from Woodcliffe 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 it would be required to verify that the existing Woodcliff Road follows the proper right of way.

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

Resolution No. 5

Frank Corbeil – Al Herauf:

d) B-2017-03

Re: Roch Beaudoin and Nanci Teal

A public meeting was held on an application submitted by Roch Beaudoin and Nanci Teal.



MUNICIPALITY OF EAST FERRIS

PLANNING ADVISORY COMMITTEE

Wednesday February 15th, 2017

The applicants have applied to sever a parcel of land to create one new residential lot. The proposed lot would have approximately 74 metres of frontage on Ouellette and an area of 1 hectare.

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 wanted to conduct a site visit without snow and suggested the application be deferred until such a time.

The Community Planner recommended to defer the application until the spring to ensure the lots are developable.

Resolution No. 4

Pauline Rochefort - Mike Voyer:

File No. B-2017-03

Applicant: Roch Beaudoin and Nanci Teal

WHEREAS the owner(s) of the lands described as 564 Ouellette Road has applied to sever a parcel of land for the purpose to create one new residential lot with approximately 74 metres of frontage on Ouellette Road and an area of 1 hectare in area;

AND WHEREAS the North Bay-Mattawa Conservation Authority (NBMCA) would like to conduct a site visit to ensure the severed lot is developable;

THEREFORE BE IT RESOLVED that this application be recommended to be deferred until such a time that the North Bay-Mattawa Conservation Authority can conduct a site visit without snow cover.

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.



MUNICIPALITY OF EAST FERRIS
PLANNING ADVISORY COMMITTEE
Wednesday February 15th, 2017

BUSINESS ARISING FROM THE MINUTES:

None for this Session

NEW BUSINESS:

None for this session

ADJOURNMENT:

Resolution No. 5

Frank Corbeil - John Symons:

That we now adjourn to meet again on March 15th, 2017.

CARRIED

Chair, John O`Rourke

Planner, Adam Curran