



MUNICIPALITY OF EAST FERRIS

PLANNING ADVISORY COMMITTEE

Wednesday January 18th, 2017

The Regular Meeting of the Municipality of East Ferris Planning Advisory Committee was held on Wednesday January 18th, 2017 at 7:30 p.m. at the Corbeil Park Hall in Corbeil.

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

ABSENT (WITH REGRETS):

ALSO IN ATTENDANCE: Community Planner Adam Curran, Recording Secretary Kim Rose, Taylor Craig, Rob Burns and Dorothy Burns

ADOPTION OF AGENDA:

Resolution No. 1

Mike Voyer - Al Herauf: That the draft agenda presented to the Committee and dated the 18th of January, 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 December 14th, 2016 as circulated.

CARRIED

PUBLIC HEARINGS:

- a) **B-2016-0031**
Re: Miller and Urso Surveying Inc. on behalf of Dorothy Burns

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

The applicants have applied to sever a parcel of land for the purpose of a lot addition to be added to the abutting property, 288 Hemlock Island.

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 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-2016-0031

Applicant: Miller and Urso Surveying Inc. on behalf of Dorothy Burns.

WHEREAS the owner(s) of the lands described as Part Hemlock Island Trout Lake and RP 63, Part 10 PCLS:7598 11647 W/F has applied to sever a parcel of land for the purpose of a lot addition to be added to the abutting property owner (288 Hemlock Island) 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



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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 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.

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; and
- 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.

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-2016-0032

Re: Miller and Urso Surveying Inc. on behalf of Dorothy Burns.

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



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The applicants have applied to sever a parcel of land to create one new residential lot. The proposed lot would have approximately 57 metres of frontage on Trout Lake 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 had no objection to either application.

The Chair questioned if the NBMCA did provide comments on this application because the comments in the package were for file B-2016-0031.

The Community Planner found and read the comments from NBMCA regarding this file.

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

Resolution No. 4

Pauline Rochefort - Mike Voyer:

File No. B-2016-0032

Applicant: Miller and Urso Surveying Inc. on behalf of Dorothy Burns.

WHEREAS the owner(s) of the lands described as Lot 1, M-475 (288 Hemlock Island) has applied to sever a parcel of land with approximately 70 metres of frontage on Trout Lake and an area of 0.9703 hectares;

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 is required to 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 5% for Parkland dedication prior to the transfer of the severed land;
- 6) That the applicant is required to obtain a land appraisal to determine the 5% value to be paid to the Municipality of East Ferris for Parkland dedication;
- 7) 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;
- 8) That the applicant is required to enter into a Site Plan Control Agreement prior to the Certificate of Consent being issued;
- 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) 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 required to enter into a Site Plan Control Agreement prior to the issuance of a building permit to address the existing accessory building that will be located on the severed lands;
- 3) 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; and
- 4) That the owner may be required to enter into a land use agreement with the Ministry of Natural Resources and Forestry for the existing encroachments on the shore lake road allowance.



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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-2017-01

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:

File No. B-2017-01

**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 13, Concession 15, has applied to sever a parcel of land for the purpose of a right-of-way for continued access for one existing lot of record.

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 confirmation be provided that the existing road does not cross any other private properties;
- 5) That the applicant is required to pay a \$250.00 finalization fee prior to the transfer;
- 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 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; and
- 3) The owner is required to obtain building permits from the Municipality prior to construction.

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.

BUSINESS ARISING FROM THE MINUTES:

None for this Session

NEW BUSINESS:

- 1) Sale of Municipal Land- MacDonald, 711 Nosbonsing Park Road:

Resolution No. 6

John Symons - Al Herauf:

That the Planning Advisory Committee recommends to Council that the lands behind Lot 51 on Registered Plan M-505 be deemed surplus, to resolve an existing encroachment issue; and
That Council begin the process of closing a portion of the unopened road allowance.

CARRIED

ADJOURNMENT:

Resolution No. 7

Frank Corbeil - John Symons:

That we now adjourn to meet again on February 15th, 2016.

CARRIED

Chair, John O'Rourke

Planner, Adam Curran