



MUNICIPALITY OF EAST FERRIS
PLANNING ADVISORY COMMITTEE

Wednesday, July 15th, 2020

The Regular Meeting of the Municipality of East Ferris Planning Advisory Committee was held on Wednesday, July 15th, 2020 at 7:00 p.m. via Zoom.

PRESENT: John O'Rourke, John Symons, Erika Lougheed, Al Herauf, Greg Kirton, Manager of Planning and Economic Development, Taran Lennard, Planning Intern, and Kari Hanselman, Recording Clerk

ABSENT (WITH REGRETS): Michel Voyer, Frank Corbeil, Bill Boake

ALSO IN ATTENDANCE: Rick Miller, Miller & Urso Surveying

ADOPTION OF AGENDA:

Resolution No. 2020-09
Al Herauf – Erika Lougheed

THAT the draft agenda presented to the Committee and dated July 15th, 2020 be hereby adopted as circulated.

CARRIED

ACCEPTING THE MINUTES OF THE PREVIOUS MEETING(S):

Resolution No. 2020-10
Al Herauf – Erika Lougheed

THAT the Minutes of the Planning Advisory Committee meeting held June 17th, 2020 be adopted as circulated.

CARRIED

DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF:

-None for this Session

RATEPAYER'S DELEGATIONS:

-None for this Session



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- 4) That the applicant is required to pay \$250.00 to the Municipality of East Ferris for the Finalization Fee prior to the transfer of the severed land;
- 5) That the applicant is required to pay \$1000.00 per application to the Municipality of East Ferris for the Parkland Dedication Fee 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 10.0 metres (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.
- 9) That the owner enter into an agreement with the Municipality that requires a site plan control agreement to be executed prior to development of either the severed or retained lands. This Site Plan Control Agreement will reflect the recommendations of the FRI Report (Table 4).

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 (MNR) and follow the legal requirements of the Endangered Species Act, 2007; and
- 3) That the owner is responsible to obtain an entrance permit to the satisfaction of the Municipal Engineer prior to the issuance of a building permit.

CARRIED

No public input was received at the public meeting.



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File No. B-2020-03 & B-2020-04

Applicant: Heather Leckie

A public meeting was held on a consent application submitted by Heather Leckie for the purpose of creating two new lots for residential purposes, along with an established right of way.

The applicant was not present at the public meeting. Rick Miller, agent for the applicant, spoke to the application. A site visit was completed last week and there is sufficient area for construction and septic. Staff was in support of the application and no objections were received.

Chair O'Rourke confirmed no e-mail requests for commenting were received.

Resolution No. 2020-12

John Symons – Al Herauf

File No. B-2020-03 & B-2020-04

Applicant: Heather Leckie

WHEREAS the owner(s) of the lands described as 228 Maple Lane has applied to sever a parcel of land. This severance is to create two new lots for residential purposes, along with an established right of way.

AND WHEREAS the application is consistent with the Provincial Policy Statement 2020;

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' Community Planner;
- 4) That the applicant is required to pay \$250.00 to the Municipality of East Ferris for the Finalization Fee prior to the transfer of the severed land;



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- 5) That the applicant is required to pay \$1000.00 per application to the Municipality of East Ferris for the Parkland Dedication Fee 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;
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- 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.
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- 3) That the owner is responsible to obtain an entrance permit to the satisfaction of the Municipal Engineer prior to the issuance of a building permit.

CARRIED

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ADJOURNMENT:

Resolution No. 2020-13

Erika Lougheed – Al Herauf

THAT the Planning Advisory Committee meeting adjourn at 7:18 p.m.

CARRIED

Chair

Planner