



**MUNICIPALITY OF EAST FERRIS**  
**PLANNING ADVISORY COMMITTEE**

**Wednesday, February 20th, 2019**

The Regular Meeting of the Municipality of East Ferris Planning Advisory Committee was held on Wednesday, February 20th, 2019 at 7:00 p.m. at the Corbeil Park Hall.

**PRESENT:** John O'Rourke, John Symons, Erika Lougheed, Frank Corbeil, Greg Kirton, Manager of Planning and Economic Development and Monica Hawkins, Clerk, Kari Hanselman, Deputy Clerk

**ABSENT (WITH REGRETS):** Michel Voyer, Bill Boake, Al Herauf

**Public in attendance:** Andre Rochefort, Andrew Hoisie, Sue and Harvey Sefton and Rick Miller

**ADOPTION OF AGENDA:**

Resolution No. 2019-01

John Symons - Erika Lougheed

THAT the draft agenda presented to the Committee and dated February 20<sup>th</sup>, 2019 be hereby adopted as circulated.

Carried John O'Rourke

**DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF:**

-None for this Session

Resolution No. 2019-02

Frank Corbeil - John Symons

THAT the minutes of the Planning Advisory Committee held January 23<sup>rd</sup>, 2019 be adopted as circulated.

Carried John O'Rourke



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No public input was received at the public meeting regarding File No. LSRA-2019-01, Jean Paul Tache.

Resolution No. 2019-03  
Erika Loughheed - John Symons

**File No. LSRA-2019-01**

**Applicant: Jean Paul Tache**

**WHEREAS** a request has been made by Jean Paul Tache to purchase a portion of the original lakeshore road allowance in front of Part of Lot 12, Concession 15, Township of East Ferris, District of Nipissing, known municipally as 104 Woodcliffe Road.

**AND WHEREAS** By-law No. 2015-35 provides policies and procedures for the disposition of Shoreline Road Allowances in the Municipality of East Ferris;

**AND WHEREAS** the request would comply with the policies set out in By-law No. 2015-35;

**THEREFORE BE IT RESOLVED** that the request made by Jean Paul Tache to purchase a portion of the original lakeshore road allowance in front of Part of Lot 12, Concession 15, Township of East Ferris, District of Nipissing, known municipally as 104 Woodcliffe Road be recommended to proceed in accordance with applicable regulations, policies and procedures set out in By-law No. 2015-35.

Carried John O'Rourke

No public input was received at the public meeting regarding File No. LSRA-2018-01, Sue and Harvey Sefton.

Resolution No. 2019-04  
Frank Corbeil - John Symons

**File No. 2018-LSRA-01**

**Applicant: Susan and Harvey Sefton**

**WHEREAS** a request has been made by Susan and Harvey Sefton to purchase a portion of the original lakeshore road allowance in front of their property described as Parts 6 and 7, Part of Broken Lot 12, Concession 15, and Part of original Shore Road Allowance, in front of, Borken Lot 12, Concession 15 Township of East Ferris (Woodcliffe Road) on Trout Lake in the Municipality of East Ferris;



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**AND WHEREAS** By-law No. 2015-35 provides policies and procedures for the disposition of Shoreline Road Allowances in the Municipality of East Ferris;

**AND WHEREAS** the request would comply with the policies set out in By-law No. 2015-35;

**THEREFORE BE IT RESOLVED** that the request made by Susan and Harvey Sefton to purchase a portion of the original lakeshore road allowance in front of their property be recommended to proceed in accordance with applicable regulations, policies and procedures set out in By-law No. 2015-35.

Carried John O'Rourke

Public input was received regarding File B-2019-02, Applicant 1851477 Ontario Inc. 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.

Resolution No. 2019-05

John Symons - Erika Loughheed

**File No. B-2019-02**

**Applicant: 1851477 Ontario Inc.**

**WHEREAS** the owner(s) of the subject lands described as Part of Lot 12, Con 15, Township of East Ferris, District of Nipissing on what is locally known as Woodcliffe Road has applied to sever a parcel of land for the purpose of a lot addition with the adjacent property along Trout Lake, be approved, with the following conditions stated below:

**AND WHEREAS** the application has regard for the criteria of Section 51(24) of the *Planning Act*,

**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 pays \$250.00 in finalization fee prior to the transfer of the parcel 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.

#### **Notes**

- 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; and

Carried John O'Rourke



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Resolution No. 2019-06  
Frank Corbeil - Erika Loughheed

**File No. B-2019-01 & C-2019-01**

**Applicant: Andre Rochefort**

**WHEREAS** the owner(s) of what is locally known as 1548 Village Road has applied to sever a parcel of land for the purpose of creating a new residential lot with approximately 50.29 metres of frontage on Village Road and an area of 0.4 hectares;

**THEREFORE BE IT RESOLVED** that this application be deferred so that a site visit may be conducted by the North Bay-Mattawa Conservation Authority in order to determine the appropriateness of the location of a septic system and that the additional information may be reviewed in order to evaluate the application.

Carried John O'Rourke

Resolution No. 2019-07  
Frank Corbeil - John Symons

Andrew Hoisie attended the meeting and raised concerns about the installation of a septic system on this property and the possibility of contamination to the adjacent creek and possibly to his property nearby.

Mr. Miller advised that a septic permit that was evaluated through the North Bay-Mattawa Conservation Authority standard process would be required prior to any building permit being issued and prior to the installation of any septic systems.

**File No. C-2019-02**

**Applicants: 1851477 Ontario Inc.**

**WHEREAS** the land owner(s) of the lands described as Lot 24, Plan M-522, Part of Lot 18, Concession 18 on what is locally known as Treadlightly Drive has applied for a zoning by-law amendment to facilitate the construction of a single detached dwelling on the subject property;

**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 the application for a zoning by-law amendment be recommended for approval.

Carried John O'Rourke

**ADJOURNMENT:**

Resolution No. 2019-08  
Erika Lougheed - Frank Corbeil

That the Planning Advisory Committee meeting adjourn at 7:52 p.m. and the next meeting be scheduled for March 27<sup>th</sup>, 2019 at 7:00 p.m.

Carried John O'Rourke

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Chair

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Planner