



MUNICIPALITY OF EAST FERRIS
PLANNING ADVISORY COMMITTEE

Wednesday, July 17th, 2019

The Regular Meeting of the Municipality of East Ferris Planning Advisory Committee was held on Wednesday, July 17th, 2019 at 7:00 p.m. at the Corbeil Park Hall.

PRESENT: John Symons, Erika Loughheed, Frank Corbeil, Michel Voyer, Bill Boake, Al Herauf, Greg Kirton, Manager of Planning and Economic Development and Kari Hanselman, Recording Clerk

ABSENT (WITH REGRETS): John O'Rourke

PUBLIC IN ATTENDANCE: Planner, Paul Goodridge of Goodridge Planning & Surveying Ltd. and members of the general public

ADOPTION OF AGENDA:

Resolution No. 2019-01
Frank Corbeil – Bill Boake

THAT the draft agenda presented to the Committee and dated July 17th, 2019 be hereby adopted as circulated.

Carried John Symons

ACCEPTING THE MINUTES OF THE PREVIOUS MEETING(S):

Resolution No. 2019-02
Al Herauf - Frank Corbeil

THAT the Minutes of the Planning Advisory Committee meeting held May 15th, 2019 be adopted as circulated.

Carried John Symons

DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF:

-None for this Session



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RATEPAYER'S DELEGATIONS:

-None for this Session

PUBLIC HEARINGS:

File No. C-2019-03 Applicant: Municipality of East Ferris – 390 Highway 94

A public meeting was held on an application submitted by the Municipality of East Ferris for a Zoning By-law Amendment to recognize the existing use on the property.

Mr. Kirton advised the Committee that property is currently zoned Conservation and the original building pre-dates the Zoning By-law. The land is a potential site for a new Municipal building and a Zoning By-law Amendment to rezone the property as Recreation would be required in the event the site is chosen. There is a portion of the southern side of the property which is identified as floodplain, so this area will remain Conservation.

Resolution No. 2019-03
Frank Corbeil – Al Herauf

File No. C-2019-03

Applicant: Municipality of East

WHEREAS the land owner(s) of the lands described as 390 Highway 94 (Part Lot 15, Con 11, RP NR904, Parts 1, 2 PCL 8673 WF) has applied for a zoning by-law amendment to recognize the existing conditions on the 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;

THEREFORE BE IT RESOLVED that the application for a zoning by-law amendment be recommended for approval.

Carried John Symons

No public input was received on application C-2019-03.



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File No. B-2019-01

Applicant: Andre Rochefort – 1548 Village Road

A public meeting was held on applications submitted by Andre Rochefort for a Consent to Sever and Zoning By-law Amendment to facilitate the severance of a lot for a new residential dwelling.

Public Comments:

Andre Rochefort addressed the Committee and advised that he would like to build a new home that is more senior friendly. Mr. Rochefort said the application was previously deferred due to concerns from the North Bay Mattawa Conservation Authority as to whether a septic system could be installed on the proposed new lot.

Mr. Kirton advised the Committee that the North Bay Mattawa Conservation Authority conducted a site visit and they no longer have any concerns about installing a septic system on the site.

Resolution No. 2019-04

Michel Voyer – Erika Lougheed

File No. B-2019-01

Applicant: Andre Rochefort

WHEREAS the owner(s) of the lands described as 1548 Village Road (Lot 20, Concession 2) has applied to sever a parcel of land for the creation of one new lot with frontage on Village Road for the purpose of residential development.;

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' Community Planner;



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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 \$250.00 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.

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; 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 John Symons

No public input was received at the public meeting and 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.



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Resolution No. 2019-05
Frank Corbeil – Al Herauf

File No. C-2019-01

Applicants: Andre Rochefort

WHEREAS the land owner(s) of the lands described as 1548 Village Road (Lot 20, Concession 2) has applied for a zoning by-law amendment to facilitate the construction of a single detached dwelling on the severed portion of the subject lands;

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

Carried John Symons

No public input was received on application C-2019-01.

File No. LSRA-2019-02 Applicant: Adam and Caroline Wood – 1232 Hemlock Island

A public meeting was held on an application submitted by Adam & Caroline Wood for the intention to close up and purchase the lakeshore road allowance.

Since applications LSRA-2019-02 and LSRA-2019-03 (Andrew and Monika Gray) have the same intentions and are located on the same island, the Committee decided to discuss both applications together.

Public Comments

The agent for the applicants, Paul Goodridge, addressed the Committee on behalf of Adam and Caroline Wood and Andrew and Monika Gray. The process of purchasing the lakeshore road allowance had been completed many times in the municipality, but this would be the first on Hemlock Island. Mr. Goodridge advised the Committee that the Woods' cottage is actually encroaching on the road allowance and purchasing the lakeshore road allowance would rectify this issue.



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There were a number of letters from the public received objecting to these applications. Many of those objecting were present at the meeting. The objections were centered around the following: safety of children who would be forced to travel the interior of the island to visit neighbours/friends, travelling the island in the event of an emergency, potential for future owners of the properties to disallow others to travel across the shoreline, bear sightings on the island, not being able to walk the perimeter of the island, and disrupting the island community that currently exists.

Adam Wood addressed the Committee and the concerned residents in attendance and advised that their intention is not to close off access to the shoreline trails. He and his wife would like to be apart of the community and are just looking to rectify the current encroachment issue.

Andrew Gray addressed the Committee and the concerned residents in attendance and advised that they would like to develop the lot further so they can enjoy the waterfront and they would like to develop roots in the community.

In response to a question from Councillor Lougheed regarding stricter rules for developing and building on islands, Mr. Goodridge advised that a Site Plan Control Agreement would be required and that agreement gives the municipality the ability to prosecute those in violation of the agreement if required.

Councillor Voyer asked Mr. Kirton if an Encroachment Agreement with the Municipality could be an alternative solution. Mr. Kirton advised that Council would have to make that decision.

Vice Chair Symons asked if developing an Island Owner Association would be something to residents of the island would be interest in doing. Residents could develop an agreement which would allow access to the shoreline trails.

The Committee discussed the applications and agreed to defer both applications until site visits can be taken and information regarding an encroachment agreement is gathered.

Resolution No. 2019-06
Michel Voyer – Al Herauf

File No. LSRA-2019-02

Applicants: Adam and Caroline Wood

WHEREAS a request has been made by Adam and Caroline Wood to purchase a portion of the original lakeshore road allowance in front of 1232 Hemlock Island.



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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;

THEREFORE BE IT RESOLVED that the request made by Adam and Caroline Wood to purchase a portion of the original lakeshore road allowance in front of 1232 Hemlock Island be deferred in accordance with applicable regulations, policies and procedures set out in By-law No. 2015-35.

Carried John Symons

Public information was received at the public meeting and the following changes were made to the proposal to reflect the comments made by the public: the application was deferred.

Resolution No. 2019-07
Al Herauf – Erika Lougheed

File No. LSRA-2019-02

Applicants: Andrew and Monika Gray

WHEREAS a request has been made by Andrew and Monika Gray to purchase a portion of the original lakeshore road allowance in front of 1386 Hemlock Island.

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

THEREFORE BE IT RESOLVED that the request made by Andrew and Monika Gray to purchase a portion of the original lakeshore road allowance in front of 1386 Hemlock Island be deferred in accordance with applicable regulations, policies and procedures set out in By-law No. 2015-35.

Carried John Symons

Public information was received at the public meeting and the following changes were made to the proposal to reflect the comments made by the public: the application was deferred.



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ADJOURNMENT:

Resolution No. 2019-08
Frank Corbeil - Bill Boake

THAT the Planning Advisory Committee meeting adjourn at 8:22 pm.

Carried John Symons

Chair

Planner