



MUNICIPALITY OF EAST FERRIS
PLANNING ADVISORY COMMITTEE

Wednesday, August 21st, 2019

The Regular Meeting of the Municipality of East Ferris Planning Advisory Committee was held on Wednesday, August 21st, 2019 at 7:00 p.m. at the Corbeil Park Hall.

PRESENT: John Symons, Erika Lougheed, Frank Corbeil, Bill Boake, and Greg Kirton, Manager of Planning and Economic Development

ABSENT (WITH REGRETS): John O'Rourke, Michel Voyer, Al Herauf

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

Resolution No. 2019-01
Erika Lougheed – Frank Corbeil

THAT John Symons be appointed Acting Chair as per section 3.7 of the Municipality's Procedural By-law No. 2019-03 for the purpose of the Planning Advisory Committee meeting held on August 21, 2019.

CARRIED

ADOPTION OF AGENDA:

Resolution No. 2019-02
Frank Corbeil – Erika Lougheed

THAT the draft agenda presented to the Committee and dated August 21st, 2019 be hereby adopted as circulated. The agenda was amended to bring Application B-2019-16 forward to the first hearing.

CARRIED

ACCEPTING THE MINUTES OF THE PREVIOUS MEETING(S):

Resolution No. 2019-03
Erika Lougheed – John Symons

THAT the Minutes of the Planning Advisory Committee meeting held July 17th, 2019 be adopted as circulated.

CARRIED



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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 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 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

No public input was received at the public meeting for application B-2019-16 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.

File No. B-2019-08 to B-2019-10

Applicant: Remi Boucher – Taillefer Road

A public meeting was held on a Consent Application submitted by the Remi Boucher for the purpose of creating three new residential lots for a total of four lots on the subject lands.



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Resolution No. 2019-05

Frank Corbeil – Erika Lougheed

File No. B-2019-08 to B-2019-10

Applicant: Remi Boucher

WHEREAS the owner(s) of the lands described as Taillefer Road (Part of Lot 13, Concession 10, Township of East Ferris, District of Nipissing) has applied for a series of consent applications for the purpose of creating 3 new lots.

AND WHEREAS the applicant has requested that the application be deferred to address planning staff comments and revise the application;

THEREFORE BE IT RESOLVED that this application be deferred to a future Planning Advisory Committee meeting pending discussion with municipal staff.

CARRIED

File No. B-2019-11

Applicant: Goodridge Planning on behalf of Erik Hunnisett

A public meeting was held on a consent application submitted by Goodridge Planning on behalf of Erik Hunnisett for the purpose of creating one new lot.

Resolution No. 2019-06

Bill Boake – Erika Lougheed

File No. B-2019-11

Applicants: Erik Hunnisett

WHEREAS the owner(s) of the lands described as 886 Derland Road (Part of Lot 25, Concession 9, Township of East Ferris, District of Nipissing) has applied to sever a parcel of land for the creation of one new lot. The proposed lot will have approximately 46 metres of frontage on Derland Road and an area of 0.87 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:



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- 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;
- 5) That the applicant is required to pay \$1000.00 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



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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.

File No. B-2019-12 to B-2019-14 Applicant: 1851477 Ontario Inc. - Corbeil Road

A public meeting was held on a consent application submitted by 1851477 Ontario Inc. for the purpose of creating three new lots with a large retained portion.

Resolution No. 2019-07

Frank Corbeil – Erika Loughheed

File No. B-2019-12 to B-2019-14

Applicant: 1851477 Ontario Inc.

WHEREAS the owner(s) of the lands described as Corbeil Road (CON 9 PT LOT 14 PLAN 36R2507, Township of East Ferris, District of Nipissing) has applied for a series of consent to sever applications for the purpose of creating 3 new lots.;

AND WHEREAS the applications are consistent with the Provincial Policy Statement 2014;

AND WHEREAS the applications are in conformity with the policies contained within the Official Plan for the Municipality;

THEREFORE BE IT RESOLVED that these applications 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 per consent application 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 consent 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



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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

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.

File No. B-2019-15 Applicant: Miller and Urso Surveying on behalf of Jeff Staples – Corbeil Road

A public meeting was held on a consent application submitted by Jeff Staples for the purpose of creating one new lot.

Jeff Miller from Miller and Urso Surveying presented an overview of the application on behalf of Jeff Staples.



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Resolution No. 2019-08
Frank Corbeil – Bill Boake

File No. B-2019-15 Applicant: Miller and Urso Surveying on behalf of Jeff Staples

WHEREAS the owner(s) of the lands described as Corbeil Road (CON 8 PT LOT 15 RP 36R5428 PT PARTS 1 AND 2 PCL 15231 WF PCL 15234 WF, Township of East Ferris, District of Nipissing) has applied to sever a parcel of land for the creation of one new lot.

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;
- 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 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



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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.
- 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 (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

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.

File No. LSRA-2019-04

Applicant: Darla Youldon – Lake Nosbonsing

A public meeting was held on an application submitted by Darla Youldon for a request to close and purchase the shoreline road allowance.

Resolution No. 2019-09

Bill Boake – Erika Loughheed

File No. LSRA-2019-04

Applicant: Darla Youldon

WHEREAS a request has been made by Darla Youldon to purchase Part of the original lakeshore road allowance lying in front of PCL 16766 SEC WF; PT LT 1 CON 4, EAST



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FERRIS, PT 3, 36R10334, T/W PT 1, 36R8033 as in LT 367326, Township of East Ferris, District of Nipissing.

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 Darla Youldon to purchase Part of the original lakeshore road allowance lying in front of PCL 16766 SEC WF; PT LT 1 CON 4, EAST FERRIS, PT 3, 36R10334, T/W PT 1, 36R8033 as in LT 367326, Township of East Ferris, District of Nipissing be recommended to proceed in accordance with applicable regulations, policies and procedures set out in By-law No. 2015-35.

CARRIED

That public input was received and considered during the public meeting, and the Planning Advisory Committee (PAC) is of the opinion that the public comments received did not raise issues requiring further review.

ADJOURNMENT:

Resolution No. 2019-10
Frank Corbeil - Bill Boake

THAT the Planning Advisory Committee meeting adjourn at 8:19 pm.

CARRIED

Chair

Planner