



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

**Wednesday, November 20<sup>th</sup>, 2019**

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

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

**ABSENT (WITH REGRETS):** Michel Voyer

**PUBLIC IN ATTENDANCE:** Rick Miller, Miller & Urso Surveying

**ADOPTION OF AGENDA:**

Resolution No. 2019-01  
Erika Lougheed – Bill Boake

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

CARRIED

**ACCEPTING THE MINUTES OF THE PREVIOUS MEETING(S):**

Resolution No. 2019-02  
Frank Corbeil – Erika Lougheed

THAT the Minutes of the Planning Advisory Committee meeting held October 16<sup>th</sup>, 2019 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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**PUBLIC HEARINGS:**

**File No. B-2019-08 and B-2019-09**

**Applicant: Remi Boucher - Taillefer Road**

A public meeting was held on a consent application submitted by Remi Boucher with the intention of creating two new lots for a total of three lots for residential purposes.

**Public Comments**

Agent for the applicant, Rick Miller, addressed the Committee and stated that the property is currently vacant land and the consent would create a total of three lots, each being approximately 1.7 acres in size.

It was discussed that the lots are slightly undersized as the Official Plan states that the minimum lot size shall be 2 acres. Mr. Lennard advised the Committee that although the lots are undersized, they are consistent with other lots in the area, and thus conforms to the character of the neighborhood as outlined in the Official Plan of the Municipality.

The Committee discussed the potential for this application setting a precedence for the creation of more undersized lots within the Municipality. Mr. Kirton advised, that in his opinion, the Committee does not have to worry about setting any precedence as there is more to consider than just the numerical standards.

**Resolution No. 2019-03**

Frank Corbeil – Al Herauf

**File No. B-2019-08 and B-2019-09**

**Applicant: Remi Boucher**

**WHEREAS** the owner(s) of the subject lands on Taillefer Road (CON 10 PT LOT 13 RP 36R7065 REM PART 1 REM PCL 16681 WF) have applied for two consent applications for the purpose of creating three total lots for residential purposes, the Planning Advisory Committee recommends that the application 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;



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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 for each separate application:

- 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 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 of 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



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Municipal Engineer prior to the issuance of a building permit.

CARRIED

Public input was received 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.

**ADJOURNMENT:**

Resolution No. 2019-04  
Frank Corbeil – Al Herauf

THAT the Planning Advisory Committee meeting adjourn at 7:24 pm.

CARRIED

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Chair

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Planner