

**SUDBURY EAST PLANNING BOARD
MINUTES
Thursday, October 12, 2017 at 5:30 p.m.
Sudbury East Planning Board Office
39 Lafontaine Street, Warren, Ontario**

MEMBERS PRESENT: Michel Bigras, Carol Lemmon, Phil Belanger, Heide Ralph, Ginny Rook, Jim Rook, Paul Schoppmann, Denny Sharp, Ned Whyntott

MEMBERS ABSENT: Greg Hunt

OFFICIALS PRESENT: Matthew Dumont, Director of Planning/Secretary-Treasurer
Nancy Roy, Administrative Assistant

PUBLIC PRESENT: Karen Beaudette, Gaetan Lafontaine, Gary Isenor

1. MEETING CALLED TO ORDER

Chair Bigras called the meeting to order at 5:30 p.m.

2. ADOPTION OF THE AGENDA

Resolution: 17-062

BE IT RESOLVED THAT the agenda for the Sudbury East Planning Board regular meeting of October 12, 2017 be adopted as amended under item 12-CLOSED SESSION, under section 239(2)(d) of the Municipal Act "labour relations or employee negotiations" with the respect to the performance evaluation of an employee.

MOVED BY: Phil Belanger

SECONDED BY: Jim Rook

Carried.

3. DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

No disclosures of Pecuniary Interest.

4. ADOPTION OF MINUTES

a) Sudbury East Planning Board – Regular meeting of August 10, 2017 be adopted as distributed.

Resolution: 17-063

BE IT RESOLVED THAT the minutes of the Sudbury East Planning Board's regular meeting of August 10, 2017 be adopted as distributed.

MOVED BY: Ginny Rook

SECONDED BY: Heide Ralph

Carried

5. Presentation/Delegation

No Presentations or Delegations

6. ZONING CONFORMITY PERMITS

a) Third Quarter 2017 - The Zoning Conformity Permits issued for the Third Quarter of 2017 were presented to the Board for their information.

7. CONSENT APPLICATIONS

The chair advised that a Public Hearing will be held before the Planning Board makes a decision on a Consent Application. Also that the analysis and discussion serves two purposes: first, to present to the Planning Board and the public the details and background to a proposed Consent Application; and second, to receive comments from the public and agencies before a Planning Board decision is made.

The Director of Planning Advised that Notice of the Public Hearing was posted in the Planning Board office and sent by First Class Mail to assessed owners within 60 metres of the property subject to the Consent Application and to those persons and agencies likely to have an interest in the application. The Notice was sent on September 25, 2017, being over fourteen (14) days prior to this evenings meeting (B/20/17/FR-Dan Hill, Richard and Nancy Wepler), September 26, 2017 (B/21/17/SC- Gary Isenor)(B/22/17/KL-Zoran Dimitrijevic), September 28,2017 (B/23/17/FR- Leon Tryon). Included with the Notice was an explanation of the purpose and effect of the proposed Consent and a key map showing the location of the property. The circulation was provided in accordance with the provisions of the Planning Act, R.S.O., Chapter P.13.

a) B/20/17/FR- DAN HILL, RICHARD AND NANCY WEPLER

No member of the public was present for questions or comments from the Board.

The Director of Planning summarized the application. The subject property has frontage on Mayer Road in the Municipality of French River. The purpose of the Application for Consent is to effect a lot addition. The application will sever approximately 31.5 hectares (known municipally as 409 Mayer Road) and add such lands to an adjacent property to the west (known municipally as 451 Mayer Road).

With respect to Official Plan policies, the application complies. No constraints were identified. The Official Plan permits lot boundary adjustments.

With respect to zoning, both the retained and the enlarged lot will continue to meet the requirements of the Rural Zone. However, the benefitting property (451 Mayer Road) is presently zoned Residential Rural (RR). In this case, the lands to be severed are presently Rural (RU), therefore creating a split zoning. Split zoning is generally forbidden, however, the severed lands are intended for agriculture purposes and for that reason a rezoning application to change the lands from 'Rural (RU)' to 'Residential Rural (RR)' will not be required. The Residential Rural zone would limit the permitted uses for the acquired lands.

No comments were received through agency circulation or from the public.

Resolution: 17-064

BE IT RESOLVED THAT Consent Application B/20/17/FR submitted by Dan Hill and Richard and Nancy Weppler be recommended for approval as per the report prepared by the Director of Planning.

MOVED BY: Heide Ralph

SECONDED BY: Phil Belanger

Carried

The Chair advised that there is a 20 day appeal period during which time any person or public body may appeal the decision or any condition imposed by the Planning Board by filing an appeal with the Secretary-Treasurer as prescribed by the Ontario Municipal Board Act.

The applicants have one year to fulfill the conditions of this provisional consent or the approval will lapse.

b) B/21/17/SC- GARY ISENER

Mr. Isenor, owner was present for questions or comments from the Board.

The Director of Planning summarized the application. The subject property has frontage on Musky Bay Road. The application proposes to sever one Rural lot. The proposed retained lot is to be approximately 40.0 hectares in lot area with a lot frontage of approximately 402.0 metres and contains a single detached dwelling and an accessory structure including a Type II barn. The proposed severed land is to be approximately 25.0 hectares in lot area with a lot frontage of approximately 402.0 metres and is presently vacant.

Each of the lots meet the requirements of the Rural Zone and the Sudbury and District Health Unit indicate that earlier comments pertaining to site suitability for a septic system remain valid – addressing the policies of the Official Plan.

The only comments were received from Bell Canada confirming that they have no concerns or easement requirements.

With respect to public consultation, no comments were received.

Resolution: 17-065

BE IT RESOLVED THAT Consent Application B/21/17/SC submitted by Gary Isenor be recommended for approval as per the report prepared by the Director of Planning.

MOVED BY: Paul Schoppmann

SECONDED BY: Denny Sharp

Carried

The Chair advised that there is a 20 day appeal period during which time any person or public body may appeal the decision or any condition imposed by the Planning Board by filing an appeal with the Secretary-Treasurer as prescribed by the Ontario Municipal Board Act.

The applicants have one year to fulfill the conditions of this provisional consent or the approval will lapse.

c) B/22/17/KL – ZORAN DIMITRIJEVIC

No one was present for questions or comments from the Board.

The Director of Planning summarized the application. The subject property is located on Ham Lake Road East in the Municipality of Killarney. The purpose of the Application for Consent is to effect a lot addition. The application will sever approximately 0.22 hectares (Roll # 5136-000-004-58-00) and add such lands to the adjacent property to the south (Roll # 5136-000-004-064-00). The proposed retained lot is to be approximately 52.0 hectares in lot area with a lot frontage of approximately 506.0 metres and is presently vacant. The proposed enlarged lot (once the severed lot has been added) will have approximate lot area of 0.46 hectares with a lot frontage of approximately 75.0 metres and contains a single-detached dwelling and a shed.

The application is consistent with Official Plan policies and an application for rezoning will be submitted and considered by the Council for the Municipality of Killarney at a later date to rezone the proposed severed lands from Rural to Waterfront Residential.

No comments were received through agency circulation.

Resolution: 17-066

BE IT RESOLVED THAT Consent Application B/22/17/KL submitted by Zoran Dimitrijevic be recommended for approval as per the report prepared by the Director of Planning.

MOVED BY: Phil Belanger

SECONDED BY: Carol Lemmon

Carried

The Chair advised that there is a 20 day appeal period during which time any person or public body may appeal the decision or any condition imposed by the Planning Board by filing an appeal with the Secretary-Treasurer as prescribed by the Ontario Municipal Board Act.

The applicants have one year to fulfill the conditions of this provisional consent or the approval will lapse.

d) B/23/17/FR – LEON TRYON

No member of the public was present for questions or comments from the Board.

The Director of Planning summarized the application. The subject property is located on a private road which has on title a registered right-of-way from Highway 64 in the Municipality of French River.

The application proposes a lot addition with an area of approximately 0.12 hectares from the subject lands to be added to the adjacent lands to the west (7953D).

The reason for the lot addition is to revise the lot line to ensure sufficient area is available to the owners of 7953 D in order to facilitate parking legally on their property. The proposed retained lands are to be approximately 0.29 hectares in area with an approximate waterfront frontage of 55.0 metres on West Arm and contain an existing dwelling and accessory buildings including a detached garage, shed and a boathouse

With respect to zoning – the proposed lot addition will not require a Minor Variance to recognize the further reduced lot area which is below the minimum requirement of the zoning by-law because of extenuating circumstances such as the re-alignment of the lot boundary to resolve the parking constraint between both neighbouring properties.

No comments or concerns were received from the public.

Resolution: 17-067

BE IT RESOLVED THAT Consent Application B/23/17/FR submitted by Leon Tryon be recommended for approval as per the report prepared by the Director of Planning.

MOVED BY: Jim Rook

SECONDED BY: Paul Schoppmann

Carried

The Chair advised that there is a 20 day appeal period during which time any person or public body may appeal the decision or any condition imposed by the Planning Board by filing an appeal with the Secretary-Treasurer as prescribed by the Ontario Municipal Board Act.

The applicants have one year to fulfill the conditions of this provisional consent or the approval will lapse.

8. NEW BUSINESS

a) BUDGET UPDATE

The Director of Planning presented a budget update for the fiscal year to date. Revenues and expenditures are in line for the year.

b) MMAH FUNDING

Resolution 17-068

BE RESOLVED THAT the Sudbury East Planning Board hereby authorizes the Chair and the Secretary-Treasurer to execute the funding agreement with the Ministry of Municipal Affairs and Housing for the allocations of \$27,591.00 to the Sudbury East Planning Board for the delivery of planning services in the planning area from April 1, 2017 to March 31 2018.

MOVED BY: Ginny Rook

SECONDED BY: Jim Rook

Carried

c) MASTERCARD NAME CHANGE

Resolution 17-069

BE RESOLVED THAT the Sudbury East Planning Board confers all matters pertaining to CUETS Financial Payments Processing (MasterCard) to Michel Bigras, Chair, Matthew Dumont, Director of Planning/Secretary-Treasurer and Nancy Roy, Administrative Assistant. MasterCard may be issued for Matthew Dumont, Director of Planning and Nancy Roy as authorized users.

MOVED BY: Heide Ralph

SECONDED BY: Jim Rook

Carried

d) **SIGNING AUTHORITY**

Resolution 17-070

BE RESOLVED THAT the Sudbury East Planning Board confer signing authority to Michel Bigras, Chairperson or Paul Schoppmann, Vice-Chairperson and Matthew Dumont, Secretary-Treasurer, or Nancy Roy, Administrative Assistant in regards to all banking matters pertaining to the Planning Board's General account.

MOVED BY: Denny Sharp

SECONDED BY: Jim Rook

Carried

9. **BUSINESS ARISING FROM PREVIOUS MINUTES**

No new business

10. **NOTICES OF MOTION RECEIVED BY THE SECRETARY-TREASURER PRIOR TO THE CLOSING OF THE MEETING**

No Notices of Motion were received

11. **PAYMENT OF VOUCHERS**

a) August and September 2017

Resolution 17-071

BE IT RESOLVED THAT the statement of disbursements for the month of August 2017 in the amount of \$12,888.89 and the month of September 2017 in the amount of \$27,113.13 to be distributed and is hereby approved for payment.

MOVED BY: Ned Whynott

SECONDED BY: Heidi Ralph

Carried

12. **CLOSED SESSION**

Resolution 17-072

BE IT RESOLVED THAT the Sudbury East Planning Board proceed to a closed session for the purpose of discussing matters about an identifiable individual including municipal or local board employees as per Section 239 (2)(d) of the Municipal Act.

MOVED BY: Ginny Rook
SECOND BY: Phil Belanger
Carried

Resolution 17-074

BE IT RESOLVED THAT the Sudbury East Planning Board return to a public forum.

MOVED BY: Heide Ralph
SECONDED BY: Phil Belanger
Carried

Chair Bigras and Member Whynott will contact the Director of Planning to arrange a meeting concerning the Performance Appraisal.

13. ADJOURNMENT

Resolution: 17-075

BE IT RESOLVED THAT the Meeting be adjourned at 6:48 P.M.

AND THAT the next regular meeting be held on December 7th, at 5:30 P.M. at the Sudbury East Planning Board Office in Warren.

MOVED BY: Carol Lemmon
SECONDED BY: Phil Belanger
Carried.


CHAIR


SECRETARY-TREASURER

