

**SUDBURY EAST PLANNING BOARD  
MINUTES  
Thursday, October 13, 2016 at 5:30 p.m.  
Sudbury East Planning Board Office  
5 Dyke Street, Warren, Ontario**

**MEMBERS PRESENT:** Michel Bigras, Debbie Burant (5:48), Greg Hunt, Carol Lemmon, Heide Ralph, Ginny Rook, Denny Sharp, Paul Schoppmann, Jim Stankovich, Ned Whynott

**MEMBERS ABSENT:** none

**OFFICIALS PRESENT:** Matthew Dumont, Director of Planning/Secretary-Treasurer  
Karen Beaudette, Administrative Assistant/Secretary-Treasurer

**PUBLIC PRESENT:** Claude Bouffard, Dan Campeau, Marc Gagnon, David Tessier

**1. MEETING CALLED TO ORDER**

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

**2. ADOPTION OF THE AGENDA**

**Resolution: 16-092**

**BE IT RESOLVED THAT** the agenda for the Sudbury East Planning Board regular meeting of October 13<sup>th</sup>, 2016 be adopted as distributed.

**MOVED BY:** Ginny Rook

**SECONDED BY:** Heide Ralph  
**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 11, 2016

**Resolution: 16-093**

**BE IT RESOLVED THAT** the minutes of the Sudbury East Planning Board's regular meeting of August 11, 2016, be adopted as distributed.

**MOVED BY:** Jim Stankovich

**SECONDED BY:** Ned Whynott  
**Carried**

## 5. PRESENTATIONS/DELEGATIONS

There were no presentations and/or delegations.

## 6. ZONING CONFORMITY PERMITS

a) 3<sup>rd</sup> Quarter 2016 – Information Report presented to Planning Board

## 7. CONSENT APPLICATIONS

The Chair advised that a Consent Application be analyzed and discussed before the Planning Board decides whether or not to grant Provisional Consent. Also that the analysis and discussion of a Consent Application serves two purposes: first, to present to the Planning Board and the public the details and background to a proposed Consent; 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 Application was posted in the municipal office and was sent by First Class Mail to the assessed owners within 60 metres of the property subject to Consent Application and to those persons and agencies likely to have an interest in the application. The Notices were sent on September 26, 2016 (B/20/16/SC – Normand Campeau)(B/21/16/FR – David Tessier) (B/22/16/MW – Robert and Dale Raymond) being over fourteen (14) days prior to this evening's meeting. Included with each Notice was an explanation of the purpose and effect of the proposed Consent and a key map showing the location of the property. The circulations were provided in accordance with the provisions of The Planning Act, R.S.O. 1990, Chapter P.13.

### a) B/20/16/SC – Normand Campeau

Dan Campeau was present from the public for questions or comments from the Board.

The Director of Planning summarized the application. The lands are located on the north side of Lake Road, approximately 2.4 kilometres east of Highway 535 and northeast of Northland Road. The subject lands are in an area of mixed rural and waterfront development. The applicant has indicated that the purpose of this application is to allow his son to build a cottage adjacent to his own property.

The purpose of the Application for Consent is to create one (1) Rural Residential (RR) lot on Lake Road in the Township of Casimir. The proposed retained lot is to be approximately 2.4 hectares (5.93 acres) in lot area with a lot frontage of approximately 79.5 metres and contains an existing dwelling and accessory structures that include a detached garage and shed. The proposed severed lands are to be approximately 1.0 hectare (2.47 acres) in lot area with a lot frontage of approximately 67.0 metres.

The application is consistent with Official Plan policies related to consents, and with respect to Zoning, both the retained and severed lot will continue to meet the requirements of the Rural Residential Zone.

No comments were received through agency circulation or through public consultation.

The application can be supported from a planning perspective.

No comments were received from the public.

**Resolution: 16-094**

**BE IT RESOLVED THAT** Consent Application B/20/16/SC submitted by Normand Campeau be recommended for approval as per the report prepared by the Director of Planning.

**MOVED BY:** Jim Stankovich

**SECONDED BY:** Ginny Rook

**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 conditional approval or the approval will lapse.

**b) B/20/16/FR – Daniel Tessier**

David Tessier was present from the public for questions or comments from the Board.

The Director of Planning summarized the application. The land to be severed is located between Dry Pine Bay and Eighteen Mile Bay of the French River, approximately 4.3 kilometres south and outside of the village of Alban, which is identified in the Sudbury East Planning Area Official Plan as a settlement area, and are 1.2 kilometres northwest of Highway 607 and east of Whippoorwill Road. Predominately, the surrounding land uses consist of rural lands with limited waterfront residential and rural residential areas.

The purpose of the Application for Consent is to create one (1) Rural (RU) lot on Dry Pine Bay Road. The proposed retained lot is to be approximately 93.0 hectares in lot area with a lot frontage greater than 1000.0 metres and contains an existing dwelling (single-detached home) and accessory structure (barn). The proposed severed lot is to have an area of 8.5 hectares with a lot frontage of approximately 427.2 metres and is currently vacant.

The application is consistent with Official Plan policies related to consents. Policy 3.2.5.2(a) goal is to conserve, restore and wherever possible, enhance the natural heritage features such as significant habitat of endangered species and threatened species. These habitats are defined based on the data from the Province and Federal authorities. The Ministry of Natural Resources and Forestry identified the subject lands as potential habitats for the following species; Whip-poor-will, Little Brown Myotis and Northern Myotis, Massasauga Rattlesnake, and Eastern Hog-nosed Snake. The site was already identified as habitat for Blanding's Turtle based on a local observation, which is a threatened species. The applicant retained Lynn J. Landriault Ecological Consulting to determine if the site was considered habitat for species at risk and concluded that there was no negative impacts on the features or their functions.

The Ministry of Natural Resources and Forestry stated “a report assessing SAR habitat assessment would, given the lack of plans for actual development at the proposed severance, be acceptable”. A report has been submitted to the Planning Board office by the applicant and meets the required condition.

With respect to Zoning, both the retained and severed lot will continue to meet the requirements of the Rural Zone.

No comments were received through agency circulation or through public consultation.

The application can be supported from a planning perspective.

No comments or concerns were received from the public.

**Resolution: 16-095**

**BE IT RESOLVED THAT** Consent application B/21/16/FR submitted by Daniel Tessier be recommended for approval as per the report prepared by the Director of Planning.

**MOVED BY:** Jim Stankovich

**SECONDED BY:** Ned Whynott

**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 conditional approval or the approval will lapse.

**c) B/22/16/MW – Robert and Dale Raymond**

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

The Director of Planning summarized the application.

The purpose of the Application for Consent is to sever a portion of one (1) Rural (RU) lot which comprises approximately 52.2 hectares and having a frontage of 210 metres from the subject property and add such lands to an adjacent lot, 2029 North Road which has an approximate area of 0.4 hectares on North Road. The proposed retained lot is to be approximately 11.8 hectares in lot area with a lot frontage of approximately 150.0 metres. The associated application for Zoning By-law Amendment (the Public Hearing is to be considered on October 17, 2016) is to ensure that the entire enlarged parcel is under a single zone classification. The proposed lot to be enlarged through the consent application will be zoned from Institutional One (I1) to Rural (RU) to recognize the intended use of the lot. The lands to be severed are zoned Rural (RU) and will maintain the Rural zone classification.

Lot boundary adjustments, such as what is proposed is permitted by the policies of the Official Plan.

Once the rezoning is approved, the lot to be retained will continue to meet the requirements of the Rural (RU) Zone and the entire enlarged parcel will meet the requirements of the Rural (RU) Zone.

The Municipality of Markstay-Warren provided comments after the staff report was written indicating that the property is not affected by a municipal drain and prior to final consent a building permit be required for the principle use on the subject property.

No other comments were received through agency circulation. No comments were received through the public notification process.

The application can be supported from a planning perspective.

No comments or concerns were received from the public.

**Resolution: 16-096**

**BE IT RESOLVED THAT** Consent application B/22/16/MW submitted by Robert and Dale Raymond be recommended for approval as per the report prepared by the Director of Planning.

**MOVED BY:** Ginny Rook

**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 conditional approval or the approval will lapse.

**8. NEW BUSINESS**

a) Signing Authority

**Resolution: 16-097**

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

**MOVED BY:** Jim Stankovich

**SECONDED BY:** Denny Sharp

**Carried**

**9. BUSINESS ARISING FROM PREVIOUS MINUTES**

No business arising from previous minutes.

**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 2016 and September 2016

**Resolution 16-098**

**BE IT RESOLVED THAT** the statement of disbursements for the month of August 2016 in the amount of \$16,473.66 and September 2016 in the amount of \$14,760.40 to be distributed and is hereby approved for payment.

**MOVED BY:** Heide Ralph

**SECONDED BY:** Ginny Rook

**Carried**

**12. ADJOURNMENT**

**Resolution: 16-099**

**BE IT RESOLVED THAT** the Meeting be adjourned at 5:53 P.M.

**AND THAT** the next regular meeting be held on November 10<sup>th</sup>, 2016 at 5:30 P.M. at the Sudbury East Planning Board Office in Warren.

**MOVED BY:** Paul Schoppmann

**SECONDED BY:** Ginny Rook

**Carried.**

  
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CHAIR

  
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SECRETARY-TREASURER