

**SUDBURY EAST PLANNING BOARD  
MINUTES  
Thursday, June 9, 2016 at 5:30 p.m.  
Sudbury East Planning Board Office  
5 Dyke Street, Warren, Ontario**

**MEMBERS PRESENT:** Michel Bigras, Debbie Burant, Carol Lemmon, Heide Ralph, Ginny Rook, Denny Sharp, Paul Schoppmann, Ned Whynott

**MEMBERS ABSENT:** Greg Hunt, Jim Stankovich

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

**PUBLIC PRESENT:** Ida Bradley, Matt Dumont, George Melnychuk

**1. MEETING CALLED TO ORDER**

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

**2. ADOPTION OF THE AGENDA**

**Resolution: 16-042**

**BE IT RESOLVED THAT** the agenda for the Sudbury East Planning Board regular meeting of June 9<sup>th</sup>, 2016 be adopted as amended to amend Item 7, to discuss the Sudbury East Planning Board office space rental.

**MOVED BY:** Ginny Rook

**SECONDED BY:** Carol Lemmon  
**Carried.**

**3. DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF**

No disclosure of pecuniary interest

**4. ADOPTION OF MINUTES**

a) Sudbury East Planning Board - Regular meeting of May 19, 2016

**Resolution: 16-043**

**BE IT RESOLVED THAT** the minutes of the Sudbury East Planning Board's regular meeting of May 19, 2016 be adopted as distributed.

**MOVED BY:** Debbie Burant

**SECONDED BY:** Carol Lemon  
**Carried.**

**5. PRESENTATIONS/DELEGATIONS****6. 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 May 24, 2016 (B/02/15/KL – Jonathan Speigel) and May 26, 2016 (Mary and Marlene Rome) 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/02/15/KL – Jonathan Speigel**

Mr. Matthew Dumont, Tulloch Engineering, agent, Mr. George Melynchuk and Ms. Ida Bradley, potential purchasers, were present for questions or comments from the Board.

The Director of Planning summarized the application. The subject property is located on the north side of Perry Ave, west of Highway 637, north of the Community of Killarney. The application proposes to sever one waterfront residential lot from the subject lands. The application is related to an application for consent which was granted approval in 2008, but lapsed prior to final approval. At the time four (4) applications were made, two received final approval, this is the resubmission of one that lapsed.

The lot is proposed to be 1.9 hectares in area with a lot frontage of approximately 122.3 metres on Perry Ave and 89.3 metres of shoreline frontage. The retained lands are to be approximately 37.6 hectares with a frontage of 595 metres on Perry Ave and 447.5 metres of shoreline frontage.

Between this application and the previous applications, it was confirmed that there is an existing registered archaeological site on the subject lands and the applicant was requested to complete an Archaeological Assessment to ensure that the proposed severed land did not contain archaeological artifacts nor would the existing resource area be affected by the application. The Archaeological Assessment was completed in compliance with the Ministry of Tourism, Culture and Sports guidelines and by a licensed archaeologist. The Stage 1 & 2 report was deemed compliant with ministry requirements and no further assessment is

required.

With respect to servicing, the applicant has provided the required site suitability documentation.

The application complies with the policies of the Official Plan with respect to rounding out existing waterfront development and the lands are already zoned Waterfront Residential through the previous applications in 2008. No other comments were received through the public consultation process.

Staff is of the opinion that the application can be supported from a planning perspective.

**Resolution: 16-044**

**BE IT RESOLVED THAT** Consent application B/02/15/KL submitted by Jonathan Speigel be recommended for approval as per the report prepared by the Board's Director of Planning.

**MOVED BY:** Heide Ralph

**SECONDED BY:** Debbie Burant

**Carried**

The Chair advised that there is a 20 day appeal period during which time any person or public body may, not later than 20 days after the giving of notice under Section 53(17) of the Planning Act, R.S.O. 1990, Chapter P.13 is completed, appeal the decision or any condition imposed by the Planning Board or appeal both the decision and any condition to the Ontario Municipal Board by filing with the Secretary-Treasurer a notice of appeal setting out the reasons for the appeal, accompanied by the fee prescribed under the Ontario Municipal Board Act. During this appeal period, no building permit may be issued or other work commenced.

b) B/09/16/KL – Mary and Marlene Rome

Matthew Dumont, Tulloch Engineering, agent was present for questions or comments from the Board.

The Director of Planning summarized the application. The subject property is located on St. Paul Street in the Community of Killarney. The application proposes to sever approximately 4211 square metres with a frontage of approximately 33.5 metres on St. Paul Street, and retain lands with an area of 1.5 hectares and a frontage of 83.5 metres on St. Paul Street and 270.0 metres of shoreline frontage.

The proposed severed lot forms part of a draft plan approved plan of subdivision, which is not final approved and has not proceeded to registration. The applicant has also requested to reserve an easement of the proposed severed lands for the existing services for the dwelling on the retained lands.

With respect to Official Plan policies, lands designated community residential are to be the primary focus for residential and commercial development. The proposal can be considered infilling within general terms. However, there may be potential for further development. The lands comprise the westerly portion of the draft plan approved plan of subdivision being parts J, K, L, M, N and O. The easterly portion of the subdivision has already been purchased by the person to whom the severed lands are intended to be conveyed. The road allowance between the two portions is owned by the Municipality. Because the subdivision did not proceed to registration, and the lands are in identical ownership with the remainder of the Rome lands, the two PINs/Rolls are not separately conveyable.

With respect to zoning, the proposed lot exceeds the minimum requirements for R1 lots on full services.

With respect to agency circulation, the Municipality had no comments or concerns, nor did Council. The Ministry of Municipal Affairs and Housing was circulated on the application because they are still the approval authority for the draft approved plan of subdivision, however they had no comments or concerns. They are in the process of delegating authority for that file to our office.

With respect to public consultation, no comments were received.

Given the current draft plan approved status of the lands to be severed and the existence of existing municipal water and sanitary sewer connection adjacent to the draft plan approved lots, I am recommending that a condition be included requiring a 0.3 metre (1 foot reserve) be dedicated to the municipality along the frontage of St. Paul Street, which can be removed once further consideration has been given to development of the subdivision lands as a whole.

Subject to the conditions, the application can be supported from a planning perspective.

**Resolution: 16-045**

**BE IT RESOLVED THAT** Consent application B/09/16/KL – Mary and Marlene Rome be recommended for approval as per the report prepared by the Board’s Director of Planning.

**MOVED BY:** Heide Ralph

**SECONDED BY:** Debbie Burant

**Carried**

The Chair advised that there is a 20 day appeal period during which time any person or public body may, not later than 20 days after the giving of notice under Section 53(17) of the Planning Act, R.S.O. 1990, Chapter P.13 is completed, appeal the decision or any condition imposed by the Planning Board or appeal both the decision and any condition to the Ontario Municipal Board by filing with the Secretary-Treasurer a notice of appeal setting out the reasons for the appeal, accompanied by the fee prescribed under the Ontario Municipal Board Act. During this

appeal period, no building permit may be issued or other work commenced.

**8. NEW BUSINESS**

a) Rent

The Director of Planning informed the Planning Board that the landlord has approached staff indicating that the rent will be increased to include half of the cost of utilities and taxes as well as the entire cost of snow plowing. The Chair directed the Director of Planning to provide a report with possible office spaces available in the Municipality's of French River, Markstay-Warren and St. Charles to be presented to the Board at the July 14, 2016 meeting.

**9. BUSINESS ARISING FROM PREVIOUS MINUTES**

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

There were no notices of motion received by the Secretary-Treasurer prior to the closing of the meeting.

**11. PAYMENT OF VOUCHERS**

a) May 2016

**Resolution: 16-046**

**BE IT RESOLVED THAT** the statement of disbursements for the month of May 2016 in the amount of \$10,433,78 to be distributed and is hereby approved for payment.

**MOVED BY:** Ginny Rook

**SECONDED BY:** Heide Ralph

**Carried.**

**12. CLOSED SESSION**

**Resolution: 16-047**

**BE IT RESOLVED THAT** the Sudbury East Planning Board proceed to a closed session as per Sections 239(2)(b) and 239(2)(f) of the Municipal Act for the purpose of discussing personal matters about an identifiable individual, including municipal or local board employees and to receive advice subject to solicitor-client privilege, including communication necessary for that purpose.

**MOVED BY:** Ned Whynott

**SECONDED BY:** Debbie Burant

**Carried.**

**Resolution: 16-049**

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

**MOVED BY:** Heide Ralph  
**SECONDED BY:** Ginny Rook  
**Carried.**

The Chair advised that a closed meeting was held. The two items considered were a matter respecting an identifiable individual and receiving legal advice regarding a planning matter. There is nothing further to report.

**13. ADJOURNMENT**

**Resolution: 16-050**

**BE IT RESOLVED THAT** the Meeting be adjourned at 7:18 P.M.

**AND THAT** the next regular meeting be held on July 14<sup>th</sup>, 2016 at 5:30 P.M. at the Sudbury East Planning Board Office in Warren.

**MOVED BY:** Ned Whynott  
**SECONDED BY:** Debbie Burant

**Carried.**

  
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CHAIR

  
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SECRETARY-TREASURER