

**SUDBURY EAST PLANNING BOARD  
MINUTES  
Thursday, August 11, 2016 at 5:30 p.m.  
Sudbury East Planning Board Office  
5 Dyke Street, Warren, Ontario**

**MEMBERS PRESENT:** Carol Lemmon, Ginny Rook, Jim Rook (alternate), Denny Sharp, Paul Schoppmann, Jim Stankovich, Ned Whynott

**MEMBERS ABSENT:** Michel Bigras, Debbie Burant, Greg Hunt, Heide Ralph

**OFFICIALS PRESENT:** Karen Beaudette, Administrative Assistant/Secretary-Treasurer

**PUBLIC PRESENT:** Akilan Kapilan

**1. MEETING CALLED TO ORDER**

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

**2. ADOPTION OF THE AGENDA**

**Resolution: 16-078**

**BE IT RESOLVED THAT** the agenda for the Sudbury East Planning Board regular meeting of August 11<sup>th</sup>, 2016 be adopted as amended to add Correspondence from Ontario Fur Marketers Federation to New Business

**MOVED BY:** Jim Rook

**SECONDED BY:** Ginny 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 July 14, 2016

**Resolution: 16-079**

**BE IT RESOLVED THAT** the minutes of the Sudbury East Planning Board's regular meeting of July 14, 2016, be adopted as distributed.

**MOVED BY:** Ned Whynott

**SECONDED BY:** Carol Lemmon

**Carried**

## 5. PRESENTATIONS/DELEGATIONS

There were no presentations and/or 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 July 22, 2016 (B/18/16/KL – Joseph Delamorandiere)(B/19/16/MW – Anne Spaul) 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/18/16/KL – Joseph Delamorandiere**

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

The Administrative Assistant summarized the application. The subject property is located on the south side of Highway 637 just north of the Community of Killarney.

The application for consent proposes a lot addition of approximately 4395.0 square metres to be severed from the subject land and added to the adjacent residential lot (1101 Highway 637) in order to correct the encroachment of an existing shed and septic system. The associated application for zoning by-law amendment (approved last night by the Council for the Municipality of Killarney) rezoned the portion of the lot to be severed from 'Rural (RU)' to 'Residential Rural (RR)' to ensure that the entire enlarged lot is under a single 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 Zone and the entire enlarged parcel will meet the requirements of the Residential Rural (RR) Zone.

Council for the Municipality of Killarney provided a supportive resolution regarding the applications. 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.

**Resolution: 16-080**

**BE IT RESOLVED THAT** Consent Application B/18/16/KL submitted by Joseph Delamorandiere be recommended for approval as per the report prepared by the Director of Planning.

**MOVED BY:** Jim Stankovich

**SECONDED BY:** Jim 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/19/16/MW – Anne Spaul**

Akilan Kapilan was present from the public for questions or comments from the Board.

The Administrative Assistant summarized the application. The subject property is located on Nipissing Road south of Highway 17 and the Community of Warren.

The application proposes to sever 6003.0 square metres from the subject lands and add such lands to the parcel to the immediate north, which is the Warren Esso.

A similar application was previously approved by the Planning Board on October 9, 2014 however, lapsed prior to final approval because not all conditions were fulfilled.

The proposed severed lot is presently vacant and is intended to be used for additional parking area for the adjacent motor vehicle service station. The proposed retained lands are to be approximately 27.5 hectares in lot area with a lot frontage of approximately 110.0 metres and contains an existing dwelling and accessory structures.

The subject lands directly abut the settlement boundary for the Community of Warren, the Official Plan allows for minor interpretation of settlement boundaries, as long as the intent of the Plan is maintained and as long as the boundary is not related to a well defined physical feature such as a road, railway corridor or watercourse. Because the proposal is for expansion of an existing use – the proposal adjustment was considered minor.

With respect to zoning, the proposed lot addition required re-zoning from rural to commercial community, that application was approved by Council for the Municipality of Markstay-Warren at its meeting of October 20<sup>th</sup>, 2014.

As noted earlier, the proposal is to provide additional parking area for the service station. In particular because of proximity to a provincial highway, special provisions are recommended to be added to the rezoning. The special provisions will restrict the building size to that currently on site, as well as to restrict the uses on site to those that presently exist, being a motor vehicle service station (consisting of 4 gas pumps) and an eating establishment. Any new proposed uses (including any additional pumps) or expansion of existing structures would require re-zoning, and would allow MTO, the municipality and SEPB further opportunity to review the application.

The property has been placed under Site Plan Control to ensure that the new parking area addition and existing facilities address safety, attractiveness and compatibility with adjacent uses. Section 6.35 provides requirements for buffering of parking areas for more than 6 vehicles. This application was approved, but the agreement was not finalized.

MTO has advised that the owner be made aware of their permitting requirements as well as to be advised that MTO reserves the right to request studies prior to issuing any permits, such studies could deal with traffic, drainage and illumination impacts on the highway.

Union gas advises, they have pipeline in the area, but it will not be affected by the proposed new parking area.

No comments or concerns were received from the public.

**Resolution: 16-081**

**BE IT RESOLVED THAT** Consent application B/19/16/MW submitted by Anne Spauld be recommended for approval as per the report prepared by the Director of Planning.

**MOVED BY:** Jim Rook

**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 conditional approval or the approval will lapse.

**7. NEW BUSINESS**

a) Ontario Fur Managers Federation – Eastern/Algonguin Wolf.

**8. BUSINESS ARISING FROM PREVIOUS MINUTES**

a) MMAH Funding Agreement Signing Authority

**Resolution: 16-082**

**BE IT RESOLVED THAT** the Sudbury East Planning Board appoint Karen Beaudette, Administrative Assistant, to the position of Interim Secretary-Treasurer with respect to the Ministry of Municipal Affairs and Housing Funding Agreement for the current year.

**MOVED BY:** Denny Sharp

**SECONDED BY:** Jim Stankovich

**Carried**

b) MMAH Funding Agreement

**Resolution 16-083**

**BE IT 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 allocation of \$25,791.00 to the Sudbury East Planning Board for delivery of Planning Services in the planning area from April 1, 2016 to March 31, 2017.

**MOVED BY:** Ginny Rook

**SECONDED BY:** Jim Rook

**Carried**

c) MMAH Technical Workshop Registration

**Resolution 16-084**

**BE IT RESOLVED THAT** Michel Bigras and Paul Schoppmann will represent the Sudbury East Planning Board at the Technical Authorities Workshop taking place on September 28 and 29, 2016 in Sudbury.

**MOVED BY:** Carol Lemmon

**SECONDED BY:** Ned Whynott

**Carried**

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

No Notices of Motion were received

**10. PAYMENT OF VOUCHERS**

a) July 2016

**Resolution 16-085**

**BE IT RESOLVED THAT** the statement of disbursements for the month of July 2016 in the amount of \$18,377.75 to be distributed and is hereby approved for payment.

**MOVED BY:** Jim Rook

**SECONDED BY:** Denny Sharp

**Carried**

**11. CLOSED SESSION**

**Resolution: 16-086**

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

**MOVED BY:** Jim Stankovich  
**SECONDED BY:** Carol Lemmon  
**Carried.**

**Resolution: 16-090**

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

**MOVED BY:** Jim Rook  
**SECONDED BY:** Jim Stankovich  
**Carried.**

**12. ADJOURNMENT**

**Resolution: 16-091**

**BE IT RESOLVED THAT** the Meeting be adjourned at 6:02 P.M.

**AND THAT** the next regular meeting be held on October 13<sup>th</sup>, 2016 at 5:30 P.M. at the Sudbury East Planning Board Office in Warren.

**MOVED BY:** Denny Sharp  
**SECONDED BY:** Carol Lemmon  
**Carried.**



CHAIR



SECRETARY-TREASURER