

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

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

MEMBERS ABSENT: Greg Hunt, Jim Stankovich, Ned Whynott

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

PUBLIC PRESENT: Al McCann (5:50), Paul Sharp

1. MEETING CALLED TO ORDER

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

2. ADOPTION OF THE AGENDA

Resolution: 17-001

BE IT RESOLVED THAT the agenda for the Sudbury East Planning Board regular meeting of January 12, 2017 be adopted as distributed.

MOVED BY: Heide Ralph

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 December 8, 2016

Resolution: 17-002

BE IT RESOLVED THAT the minutes of the Sudbury East Planning Board's regular meeting of December 8, 2016 be adopted as distributed.

MOVED BY: Ginny Rook

SECONDED BY: Jim Rook

Carried

5. PRESENTATIONS/DELEGATIONS

Presentations/Delegations moved to the end of the Agenda to allow more time for discussion.

6. ZONING CONFORMITY PERMITS

a) 4th Quarter 2016 Zoning Conformity Permit report presented to 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 December 22, 2016 (B/24/16/BRW – Randolph Burk) being over fourteen (14) days prior to this evening's meeting. 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. 1990, Chapter P.13.

a) **B/24/16/BRW – Randolph Burk**

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 one (1) Residential Rural (RR) lot from the subject lands (154 Secord Road). The proposed severed lot will be approximately 1.8 hectares (4.44 acres) in lot area with a frontage of approximately 90.07 metres and is currently vacant. The proposed retained land is to be approximately 1.79 hectares (4.42 acres) in lot area with a lot frontage of approximately 100.0 metres, and contains a single detached dwelling and a detached garage.

The lands are located to the east of the realigned Highway 69, on the north side of Secord Road and the south side of Nelson Road. The parcel is located within the rural cluster of Estaire. As visible in the FRI Imagery, the northerly portion of the property has been cleared of vegetation during the construction of Highway 69.

Related applications B/03-06/15/BRW and ZBA 15-02BRW were approved by the Planning Board on March 12, 2015. Those applications proposed to sever three (3) residential rural lots from the subject lands, create a Right-of-Way (ROW) and rezone the lands from Rural to Residential Rural to recognize the proposed use.

The Official Plan permits consents for new lots that represent minor infilling

With respect to zoning, the proposed severed lot conforms to the zoning requirements in the Zoning By-law for Residential Rural Zone.

The Ministry of Transportation (MTO) commented on December 12th, 2016. *“Letter dated on July 5th, 2016, states that, subject to the support of the Planning Board, the MTO would not object to the severance of a new lot from Part 5, Plan 53R-20439 on an infilling basis. Highway 7042 (Secord Road) has a very low Average Annual Daily Traffic count and there is no traffic as the road dead-ends at highway 69.”* **NOTE:** MTO will not support any further severances of any of the lands set out on Plan 53R-20439

The Sudbury & District Health Unit concluded that the proposed severed and retained parcels are capable of development for installation of a septic tank and leaching bed system. Bell Canada has no concerns or easement requirements. Ministry of Natural Resources and Forestry had no comments or concerns. No Comments were received as of the date this report was written

Member Ralph asked why the MTO would care if there were no more severances or not as Nelson Road was a dead end road. The Director of Planning referred to the previous consents approved in 2015.

There were no more comments or questions from the Board.

Resolution: 17-003

BE IT RESOLVED THAT Consent Application B/24/16/BRW submitted by Randolph Burk be recommended for approval as per the report prepared by the Director of Planning.

MOVED BY: Heide Ralph

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

No new business.

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) December 2016

Resolution 17-004

BE IT RESOLVED THAT the statement of disbursements for the month of December 2016 in the amount of \$42,580.01 to be distributed and is hereby approved for payment.

MOVED BY: Heide Ralph**SECONDED BY:** Ginny Rook**Carried****5. PRESENTATIONS/DELEGATIONS**

a) CBO/Director of Planning presentation on Travel Trailers

The Director of Planning presented a report to the Board concerning travel trailers (copy attached) and how other municipalities deal with contraventions of the Zoning By-laws.

Al McCann, the CBO from the Municipalities of Killarney and St. Charles stated that RV's (Recreational Vehicles) are not permitted unless located on Commercial properties. If a trailer or RV are parked on a property but not used for human habitation, this would be tolerated. Mr. McCann has had a lot of complaints from people because some property owners have two or more trailers on their property, he had 6 orders or contravention in 2016. A delegation of citizens attended St. Charles council meeting last year to protest the Zoning By-law and how it restricts trailers on Waterfront and Rural properties.

The three CBO's and the Director of Planning had met and discussed the areas of concern on January 9th, 2017 at the Municipal Office in Markstay. As a group, they do not necessarily object to trailers on waterfront residential or rural properties. There has to be regulations in place and the Sudbury District Health Unit would have to be involved in the process. Proof would have to be shown that the septic holding tanks would be pumped out by a licensed sewage hauler. A permit is not required for an outhouse, but grey water dumping would require a visit from the Sudbury District Health Unit. A by-law amendment would have to be in place to both regulate permit fees and sewage handling of the trailers. The CBO's had all agreed that after a by-law is approved, it would be just as much work as it is now to regulate but that income would be generated.

Member Bigras stated that he sees two different issues with trailers. The first being someone who just brings their trailer for two weeks, the second being the person who sets up their trailer for the whole summer.

Mr. McCann said that trailers on site for under a week are not an issue. If the trailer is there more than a week, up to a maximum to be determined, only one trailer would be allowed. Member Schoppmann said that due to temporary functions such as ball tournaments and fairs, one weekend would not be a problem. Member Sharp said that she is pro-trailer but they should not be visible from the road or from the water and they should be secondary to a primary dwelling and setbacks have to be observed. Trailers are not assessed for taxes, just the vacant lot they are parked on is assessed. Trailers are costing tax revenues.

Mr. McCann stated that he has 10 orders to comply with various situations. Some have waterfront access, one has five trailers on one lot, some have a primary residence and another has three trailers on a vacant lot. Member Schoppmann asked if perhaps a user fee could be instituted. Member Rook said that trailers have no septic plan and grey water cannot be dumped in a lake. Member Schoppmann asked if French River had a dumping station. Member Bigras said yes, at the Esso in Noelville. Member Schoppmann stated that St. Charles does not have a dumping station yet. Member Sharp advised that if someone wants to put a trailer on a Waterfront Residential or Rural property they should have a trailer plan in place for septic and grey water disposal.

Mr. McCann pointed out that most property owners are above board and want to do the right thing. Guest cabins are allowed on waterfront residential properties but are sometimes costly and are assessed for taxes. The homeowner is upset when the neighbour brings in an RV for free, no building costs and not assessed for taxes.

Member Bigras thanked everyone for their comments and asked how the Board will address this issue. Member Sharp suggested a simple permit with requirements such as minimum lot area larger than the average waterfront lot. Mr. McCann stated that under the Zoning By-law, the trailer is considered a structure and would be included as a percentage of lot coverage.

Member Lemmon said that in the Unincorporated there was a person living in a travel trailer, built an addition and then brought in another travel trailer, the property was a real mess. The Director of Planning said that there was a process for the Unincorporated Townships for trailer contraventions and it is based on complaints received.

Member Bigras asked all of the Planning Board members to take the report back to their respective Councils and ask for opinions on the travel trailer issue. Bring these comments and opinions back to the Planning Board meeting in February.

12. ADJOURNMENT

Resolution: 17-005

BE IT RESOLVED THAT the Meeting be adjourned at 6:27 P.M.

AND THAT the next regular meeting be held on February 9th, at 5:30 P.M. at the Sudbury East Planning Board Office in Warren.

MOVED BY: Carol Lemmon

SECONDED BY: Heide Ralph

Carried.



CHAIR



SECRETARY-TREASURER

