

**SUDBURY EAST PLANNING BOARD
MINUTES
Wednesday, September 12, 2018 at 5:30 p.m.
Sudbury East Planning Board Office
39 Lafontaine Street, Warren, Ontario**

MEMBERS PRESENT: Phil Belanger, Carol Lemmon, Ginny Rook, Jim Rook, Michel Bigras, Heide Ralph,
Greg Hunt, Ned Whynott, Paul Schoppmann

MEMBERS ABSENT: Denny Sharp

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

PUBLIC PRESENT: Marc Gagnon. Vincent Seguin

1. MEETING CALLED TO ORDER

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

2. ADOPTION OF THE AGENDA

Resolution: 18-062

BE IT RESOLVED THAT the agenda for the Sudbury East Planning Board regular meeting of September 12, 2018 be adopted as amended.

MOVED BY: Jim Rook

SECONDED BY: Phil Belanger

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 09, 2018 be adopted as distributed.

Resolution: 18-063

BE IT RESOLVED THAT the minutes of the Sudbury East Planning Board's regular meeting of August 09, 2018 be adopted as distributed.

MOVED BY: Heide Ralph

SECONDED BY: Carol Lemmon

Carried

5. PRESENTATION/DELEGATION

a) Marc Gagnon – French River CAO to be Point Of Contact

Mr. Gagnon spoke to the board regarding the importance of having a Point Of Contact for the Direct of Planning and all Sudbury East Planning Board staff. The board agreed that extra support for the Sudbury East Planning board would be beneficial for all involved.

Resolution: 18-064

BE IT RESOLVED THAT the Chief Administrative Officer (CAO) of the Municipality of French River be the point of contact to the Sudbury East Planning Board regarding administrative matters (holidays, sick leave, attendance HR related matters) pending the approval of the Municipality of French River Council.

MOVED BY: Phil Belanger

SECONDED BY: Paul Schoppmann

Carried

6. 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 60.0 metres of the property subject to the Consent Applications and to those persons and agencies likely to have an interest in the applications. The Notice was sent on August 29, 2018, being over fourteen (14) days prior to this evenings meeting (B/22/18/MW - Yvon Landry) and on August 27, 2018 (B/23/18/FR-Ron Hayduk). 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/22/18/MW- Yvon Landry

No member of the public was present for questions or comments from the Board. The Director of Planning summarized the application.

The lands are within the Village of Markstay located on the west side of Main Street South, south of Highway 17. The subject lands are in an area consisting of low residential uses.

The application for consent proposes a lot addition of approximately 0.045 hectares to be severed from the subject land and added to the adjacent residential lot (known municipally as 49 Main Street South) in order to provide additional amenity area. The proposed enlarged lot (once the severed lot has been added) and the proposed lot to be retained will continue to meet these requirements of the Residential One (R1) zone, therefore a zoning by-law amendment application was not required.

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

With respect to zoning, the Residential One (R1) Zone requires a minimum lot area of 0.07 hectares and a minimum lot frontage of 18.0 metres where municipal service (water) is available Both lots will meet the requirements of the Residential Rural (RR) Zone.

Bell Canada had no comments or concerns regarding the application. 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.

There were no questions or comments from the board.

Resolution: 18-065

BE IT RESOLVED THAT Consent Application B/22/18/MW submitted by Yvon Landry be recommended for approval as per the report prepared by the Director of Planning.

MOVED BY: Greg Hunt

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 Local Planning Appeal Tribunal Act.

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

b) B/23/18/FR – Ron Hayduk

The lands are located on the west side of Dokis Reserve Road, south of the Village of Noelville and east of West Nipissing. The subject lands are in an area of predominantly residential uses (rural and residential rural).

The purpose of the Application for Consent is to sever one (1) rural lot. The proposed retained lot is to have 30.21 hectares in lot area and a lot frontage of approximately 228.0 metres and contains two (2) uninsulated barns. The proposed lot to be severed is to have an area of 30.9 hectares in lot area and a lot frontage of approximately 459.0 metres and contains an existing dwelling and accessory structures.

With respect to Official Plan policies, the level of development is consistent with limited development in rural areas.

Each of the lots meets the minimum requirements of the zoning by-law.

With Respect to agency comments:

Hydro One has no comments or concerns regarding the application.

Bell Canada has no concerns with the application.

Sudbury District Health Unit concluded that the proposed severed and retained lots are capable of development for installation of a septic tank and leaching bed system.

Ministry of Natural Resources: no records of Species of Risk documented. Also, there are 8 authorized aggregate operations in Martland Township. The closest authorization is abutting the southwest corner of the subject property. MECP's D6 Guidelines should be taken into consideration if a residence, or something similar, is to be developed on the lands to the south. These guidelines suggest that aggregate authorizations with no prior studies would have a 1000 meter influence area and a 300 meter minimum separation distance is recommended. The owner has indicated that if a residence was to be built, it would be approximately 800 metres from the southwest corner of the subject property (closest authorization), therefore the residence would exceed the 300 minimum separation distances. Based on this information, an aggregate study was not warranted by the proponent.

No comments or concerns were received from the public.

Resolution: 18-066

BE IT RESOLVED THAT Consent Application B/23/18/FR submitted by Ron Hayduk be recommended for approval as per the report prepared by the Director of Planning.

MOVED BY: Ned Whynott

SECONDED BY: Heide Ralph

Carried

7. NEW BUSINESS

8. BUSINESS ARISING FROM PREVIOUS MINUTES

- No new business

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

a) Notice Of Motion to Reconsider Resolution 18-052 – Vince Seguin- Request to Review Application Fees.

Resolution 18-067

WHEREAS the motion for Vincent Seguin's Request to review application fees was defeated at the regular Sudbury East Planning Board meeting held on August 09, 2018; and

WHEREAS it was not the intent of the Sudbury East Planning Board to defeat the motion; and

WHEREAS it is important to bring back the motion that was defeated in order to proceed with Vincent Seguin's pending application.

THEREFORE BE IT RESOLVED THAT the Sudbury East Planning Board hereby agrees to reconsider the motion to review Mr. Seguin's pending application.

MOVED BY: Greg Hunt

SECONDED BY: Ned Whynott

Carried

b) Vincent Seguin - Request to Review Application Fees

Mr. Seguin speaks to the Board regarding his upcoming application and makes the board aware that he is present to request a reduction in fees if possible due to his previous Consent Application B/14/17/FR lapsing.

Mr. Seguin explains the steps that he completed once his application B/14/17/FR was brought to the Sudbury East Planning Board on June 14th, 2017. He states that he was not aware of the conditions that would still need to be met before the Consent Application would lapse on June 15, 2018.

The Director Of Planning presented the Sudbury East Planning Board with copies of each Notice that was sent out to Mr. Seguin which included the list of conditions and stated all deadlines needing to be met.

Member Belanger questioned if the Sudbury East Planning Board was responsible to notify customers of upcoming lapsing applications, the Director of Planning made him aware that the Board is not.

Member Whynott suggested that Mr. Seguin's pending application fee be reduced to \$400.00.

Resolution 18-068

BE IT RESOLVED THAT the Consent Application fee for Vincent Seguin's pending application be \$400.00 plus \$200.00 for Final Consent.

MOVED BY: Ginny Rook
SECONDED BY: Jim Rook

Carried

10. PAYMENT OF VOUCHERS

a) August 2018

Resolution 18-069

BE IT RESOLVED THAT the statement of disbursements for the month of August 2018 in the amount of \$16,542.92 to be distributed and is hereby approved for payment.

MOVED BY: Jim Rook
SECONDED BY: Phil Belanger

Carried

11. ADJOURNMENT

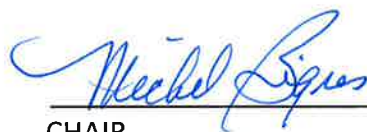
Resolution: 18-070

BE IT RESOLVED THAT the Meeting be adjourned at 6:41 P.M.

AND THAT the next regular meeting be held on November 08th, at 5:30 P.M. at the Sudbury East Planning Board Office in Warren.

MOVED BY: Paul Schoppmann
SECONDED BY: Ned Whynott

Carried.



CHAIR



SECRETARY-TREASURER