

**SUDBURY EAST PLANNING BOARD
MINUTES
Thursday, March 14, 2019 at 5:30 p.m.
Sudbury East Planning Board Office
39 Lafontaine Street, Warren, Ontario**

MEMBERS PRESENT: Heide Ralph, Carol Lemmon, Dave Viau, Jackie Lafleur, Ron Garbutt
Ginny Rook, Rachelle Pigeau, John Dimitrijevic

MEMBERS ABSENT: Paul Branconnier, Ned Whynott

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

1. MEETING CALLED TO ORDER

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

2. ADOPTION OF THE AGENDA

Resolution: 19-021

BE IT RESOLVED THAT the agenda for the Sudbury East Planning Board regular meeting of March 14, 2019 be adopted as distributed.

MOVED BY: Ron Garbutt

SECONDED BY: David Viau

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 February 14th, 2019 be adopted as distributed.

Resolution: 19-022

BE IT RESOLVED THAT the minutes of the Sudbury East Planning Board's regular meeting of February 14, 2019 be adopted as distributed.

MOVED BY: Heide Ralph

SECONDED BY: Jackie Lafleur

Carried

5. PRESENTATION/DELEGATION

6. ZONING BY-LAW AMENDMENTS

The chair advised that a Public Hearing will be held before the Planning Board makes a decision on a zoning by-law amendment. 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 Zoning By-law Amendment; 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 120 metres of the property subject to the Zoning By-law Amendment Application and to those persons and agencies likely to have an interest in the application. The Notice was sent on February 22, 2019, being over twenty (20) days prior to this evenings meeting (ZBA 19-02SCR – Claude and Micheline Thibault). 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) ZBA 19-02SCR – THIBAULT, Claude and Micheline

The Director of Planning summarized the application.

The lands are located to the west of the realigned Highway 69, on the north side of Paddy Lake Road and the south side of Paddy Lake. The parcel is located within rural cluster of Paddy Lake.

The Proposed Amending By-law will zone the land from Rural (RU) to Residential Rural (RR) under By-law 14-01 of the Sudbury East Planning Board, as amended, in order to reflect the intended use of such lands and to facilitate the proposed severance. The proposed severed lot is to be approximately 3.77 hectares in lot area with a lot frontage of approximately 104.28 metres and is presently vacant

With respect to the Official Plan, specifically servicing, the applicants have demonstrated site suitability for a septic system, reasonable expectation of potable water and capacity for hauled sewage with respect the single detached dwelling and sleep cabin.

With respect to zoning, the lot to be rezoned meets the minimum requirements of the Residential Rural (RR) Zone which is a minimum lot area of 0.8 hectares and a minimum lot frontage of 60.0 metres. In addition, the Residential Rural Zone permits a single detached dwelling.

With respect to comments,

The Secord Local Roads Board (SLRB) has no issue with the request.

The Sudbury & District Health Unit (December 3rd, 2018) concluded that the proposed severed and retained parcels are capable of development for installation of a septic tank and leaching bed system.

Bell Canada determined that it has an existing easement rights over the above noted property being

Bell easement instrument # LT756056 registered on 03-19-1993. We confirm our existing rights must be maintained, however, there is no need for any additional easements at this time

No other comments were received through agency circulation nor through the public.

It is recommended that both the by-law and proposed severance be passed to recognize the intended use of the subject lands.

Member Ralph inquired on how many lots were previously severed regarding the parcel of land. The Director of planning explained the history on the lands and the previous applications that were processed and applications that had lapsed.

Member Garbutt questioned why a plan of subdivision was not required due to the history of severances? The Director of planning explained the mechanisms in the official Plan, Consent Vs. Plan of Subdivision and explained his rationale to process the application as a consent.

Resolution: 19-023

BE IT RESOLVED THAT By-law Number 19-02 being a By-law for the purpose of amending Zoning By-law No. 14-01 of the Sudbury East Planning Board, in respect of application ZBA 19-02SCR, submitted Claude and Micheline Thibault be read a first and second time this 14th day of March, 2019.

MOVED BY: Heide Ralph

SECONDED BY: David Viau

Carried

Resolution: 19-024

BE IT RESOLVED THAT By-law Number 19-02 being a By-law for the purpose of amending Zoning By-law No. 14-01 of the Sudbury East Planning Board, in respect of application ZBA 19-02SCR submitted by Claude and Micheline Thibault be read a third and final time this 14th day of March, 2019.

MOVED BY: Carol Lemmon

SECONDED BY: David Viau

Carried

Member Rook 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.

7. 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 February 22, 2019, being over fourteen (14) days prior to this evenings meeting (B/06/19/SCR – Claude and Micheline Thibault). 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/06/19/SCR- Claude and Micheline Thibault

The Director of Planning summarized the application.

The proposed severed lot is to be approximately 3.77 hectares in lot area with a lot frontage of approximately 104.28 metres and presently contains a single family home with an attached garage.

The proposed retained lot is to be approximately 3.81 hectares in lot area with a lot frontage of approximately 104.76 metres and presently is vacant. The subject property falls within the Local Roads Board (LRB) for Dill and Secord.

Resolution: 19-025

BE IT RESOLVED THAT Consent Application B/06/19/SCR submitted by Claude and Micheline Thibault be recommended for approval as per the report prepared by the Director of Planning.

MOVED BY: Jackie Lafleur

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 Local Planning Appeal Tribunal Act.

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

8. NEW BUSINESS

a) MMAH Funding 2019 (New Official Plan Project)

Resolution 19-026

BE IT RESOLVED THAT the Sudbury East Planning Board hereby authorize the Chair and the Secretary-Treasurer to execute the pending Special Business Case Funding agreement with the Ministry of Municipal Affairs and Housing for the provision of approximately \$4,908.50 to the Sudbury East Planning Board being the estimated cost associated with the New Official Plan Project as it pertains to the Unincorporated Townships of the Sudbury East Planning Board.

MOVED BY: David Viau

SECONDED BY: Heide Ralph

Carried

b) MMAH Funding 2018 (New Official Plan Project – Final Report)

Resolution 19-027

BE IT RESOLVED THAT the Sudbury East Planning Board hereby approves the allocation of the funding received by the Ministry of Municipal Affairs and Housing for the New Official Plan Project as it pertains to the Unincorporated Townships of the Sudbury East Planning Area in the amount of \$9,817.00 as per the report prepared by the Director of Planning.

MOVED BY: Carol Lemmon

SECONDED BY: Heide Ralph

Carried

10. BUSINESS ARISING FROM PREVIOUS MINUTES

- No new business

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

12. PAYMENT OF VOUCHERS

a) **February 2019**

Resolution 19-028

BE IT RESOLVED THAT the statement of disbursements for the month of February 2019 in the amount of \$25,976.18 to be distributed and is hereby approved for payment.

**MOVED BY: Heide Ralph
SECONDED BY: Ron Garbutt**

Carried

13. ADJOURNMENT

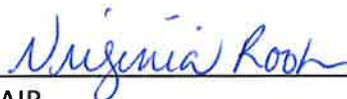
Resolution: 19-029

BE IT RESOLVED THAT the Meeting be adjourned at 6:07 P.M.


AND THAT the next regular meeting be held on May 09th, 2019 at 5:30 P.M. at the Sudbury East Planning Board Office in Warren.

**MOVED BY: David Viau
SECONDED BY: Heide Ralph**

Carried.



 CHAIR



 SECRETARY-TREASURER