

**SUDBURY EAST PLANNING BOARD  
MINUTES  
Thursday, December 05, 2019 at 5:30 p.m.  
Sudbury East Planning Board Office  
39 Lafontaine Street, Warren, Ontario**

**MEMBERS PRESENT:** Carol Lemmon, Ned Whynott, Dave Viau, Heide Ralph,  
John Dimitrijevic, Ginny Rook, Rachele Pigeau, Paul Branconnier

**MEMBERS ABSENT:** Ron Garbutt, Jackie Lafleur

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

**PUBLIC PRESENT:** Dave Dorland, Miryam Lachance, Angie Vincent, David Nieuwenhuis

**1. MEETING CALLED TO ORDER**

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

**2. ADOPTION OF THE AGENDA**

**Resolution: 19-081**

**BE IT RESOLVED THAT** the agenda for the Sudbury East Planning Board regular meeting of December 05, 2019 be adopted as distributed.

**MOVED BY: David Viau**

**SECONDED BY: Heide Ralph**

**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 October 10th, 2019 be adopted as distributed.

**Resolution: 19-082**

**BE IT RESOLVED THAT** the minutes of the Sudbury East Planning Board's regular meeting of October 10, 2019 be adopted as distributed.

**MOVED BY: Paul Branconnier**

**SECONDED BY: David Viau**

Carried

**5. PRESENTATION/DELEGATION**

**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 October 31, 2019, being over fourteen (14) days prior to this evenings meeting (B/32/19/FR – David Neiuwenhuis and Caitlin Blackadder ). 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/32/19/FR - David Nieuwenhuis and Caitlin Blackadder**

The Director of Planning summarized the application.

The lands are located on the west side of Highway 64 (provincial highway), north of Weeks Road (municipal road). The subject lands are in an area of predominantly rural and rural residential uses. To the east, the subject property is adjacent to the Municipality of West Nipissing. Also, the subject property is adjacent to Crown Land from the far west.

The purpose of the Application for Consent is to sever one residential rural lot from the subject lands. The proposed severed lot is to have a lot area of 0.60 hectares and a lot frontage of 60.0 metres and presently contains a single family home and a detached garage. The proposed retained lands are to be approximately 31.87 hectares in lot area with a lot frontage of approximately 336.0 metres and are presently vacant.

Related Files **B/13/19/FR** and **ZBA 19-14FR**.

With respect to the OP, Consents to sever land for the purposes of creating a new building lot shall only be granted where a plan of subdivision has been determined not to be appropriate, no extension of services is required, adequate access to the severed and retained parcels can be provided from a year-round maintained road, adequate sewage and water servicing can or will be provided, etc.

The **Ministry of Transportation** has **no objections** to the application and the **Sudbury and District Health Unit** indicates that the lot is suitable for a septic system.

With respect to zoning, The 'Rural (RU)' Zone requires a minimum lot area of 5.0 hectares and a minimum lot frontage of 100.0 metres. The lot to be retained will continue to meet those requirements. However, the lot to be severed will have an area of 0.60 hectares which is below the minimum lot area requirement of the RU Zone.

Agency Comments:

**Ministry of Transportation:** has no objection to the proposed severance. Since the properties are within the MTO's permit control area, there are certain approvals required which will be addressed in 'Notes' section for the conditions of approval.

**Municipality OF French River:** No comments or objections for the proposed severance.

**Sudbury District Health Unit:** appears that the proposed and retained lots are capable of development for installation of s septic tank and leaching bed system.

No other Comments were received as of the date this report was written.

The application for consent is not consistent with the 2014 Provincial Policy Statement and does not comply with the Official Plan for the Sudbury East Planning Area, therefore it is recommend that application be denied.

Mr.Nieuwenhuis explained the reasoning behind the size of lot being severed.

**Resolution: 19-083**

**BE IT RESOLVED THAT** Consent Application B/32/19/FR submitted by David Nieuwenhuis and Caitlin Blackadder be recommended for approval as per the report prepared by the Director of Planning.

**MOVED BY: David Viau**

**SECONDED BY: Ned Whynott**

**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.

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 November 18, 2019, being over fourteen (14) days prior to this evenings meeting (B/33/19/SRV – Peter Lachance). 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.

**b) B/33/19/SRV - Peter Lachance**

The Director of Planning summarized the application.

The purpose of the Application for Consent is to create an access easement (right-of-way) over the parcel noted above to provide continued legal access (existing gravel driveway) over such lands for the abutting property to the immediate north which comprises of an island (roll # 5202-190-000-055-00).

With respect to the OP, The creation of new lots on private roads and the creation of new lots that may precipitate the extension of a private road are discouraged. However, there are many instances in the Planning Area where there are existing lots of record on private roads or that are accessed over crown land or via easement over private land.

In this case, the subject property that is granting the benefit of the right-of-way is accessed over crown land from Murdock River Road. The dominant lands, the property gaining the benefit of the right-of-way, comprises of an island which is Parcel 17510. Over the years, a private road has meandered through the subject property, 267A Murdock River Road, to the shoreline where continued access has been provided as well as parking to Parcel 17510. **Section 4.5.1 of the Official Plan permits consents to grant easements or right-of-ways** such as the current proposal, for a right-of-way over the subject lands.

With respect to zoning, The Waterfront Residential Zone requires a minimum lot area of 0.8 hectares and a minimum lot frontage of 60.0 metres. In this case the affected lot has an area of 0.75 hectares and a water frontage of 91.0 metres respectively. However, the lot area would be deemed to comply with the lot requirements of the Zoning By-law by virtue of **Section 6.26 to Zoning By-law 14-01**.

With Respect to agency comments:

**Hydro One:** had no comments or concerns with respect to the proposed application.

No other Comments were received as of the date this report was written.

The application for consent is consistent with the 2014 Provincial Policy Statement, complies with the Official Plan for the Sudbury East Planning Area, therefore can be supported from planning perspective

**Resolution: 19-084**

**BE IT RESOLVED THAT** Consent Application B/33/19/SRV submitted by Peter Lachance be recommended for approval as per the report prepared by the Director of Planning.

**MOVED BY: Paul Branconnier**

**SECONDED BY: Heide Ralph**

**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.

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 November 20, 2019, being over fourteen (14) days prior to this evenings meeting (B/37/19/MW – Gloria and Nicholas Gratton). 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.

**c) B/34/19/MW - Gloria and Nicholas Gratton**

The Director of Planning summarized the application.

**B/34/19/MW** The purpose of the Application for Consent is to effect a lot addition. The proposed lot addition is to be approximately 5250.0 square metres from the subject lands and added to the adjacent parcel to the north (142 Hunter Road). The purpose of the consent application is to assist in the development process to provide legal road access to the benefitting parcel which is 142 Hunter Road. Subsequently, Application B/35/19/MW is to propose two easements in order to provide legal road access to the benefitting lot.

**B/35/19/MW** The purpose of the Application for Consent is to establish two easements over the subject property (133 Hunter Road) to benefit the adjacent lands in terms of continued access to the immediate east (142 Hunter Road). The subject property utilizes an existing gravel access road off of

Hunter Road which is a publicly maintained year-round road. A portion of the existing gravel road (private road) on the subject lands provides access through to 142 Hunter Road. The current application proposes to establish two legal easements to provide continuous access over that portion of private road.

**B/34/19/MW** With respect to the OP, **Section 4.5.1** of the Plan contains policies pertaining to Consents, including **lot boundary adjustments**. The proposed lot boundary adjustment does not affect any resource lands.

**B/35/19/MW** As per **Section 3.3.2.19, Private Roads** are roads that are not owned or maintained by the Province or a municipality or maintained by a local roads board that service two or more properties in separate ownership. Development, i.e. lot creation on private roads is discouraged. However, there are many instances in the Planning Area where there are existing lots of record on private roads or that are accessed over crown land or via easement over private land.

In this case, 142 Hunter Road is a lot of record meaning that the parcel was created by a land patent, the deed to which is registered in the Land Registry office. Presently, 142 Hunter Road is landlocked because there is no legal lot frontage on a public road, maintained year-round by the Municipality. The nearest road maintained by the Municipality of Markstay-Warren is Hunter Road which is approximately 155 metres.

**B/34/19/MW** With respect to zoning, The Rural (RU) Zone requires a minimum lot area of 5.0 hectares and a minimum lot frontage of 100.0 metres. The proposed retained will continue to meet these requirements. Once to the severed lot is added to the adjacent parcel, the proposed enlarged lot will continue to meet the lot area requirement, having a lot area of 64.05 hectares. However, respect to the lot frontage, the enlarged lot (142 Hunter Road) is presently landlocked, having no lot frontage. Subsequently, Application B/35/19/MW is to propose two easements in order to provide legal road access to the benefitting lot, therefore a minor variance application is not required for 'no frontage' on a publicly maintained (Municipality of Markstay-Warren) year-round road (Hunter Road) because a new lot is not being created and most importantly, the current application is to resolve an existing issue.

**B/35/19/MW** The Residential Rural (RR) Zone requires a minimum lot area of 0.8 hectares and a minimum lot frontage of 60.0 metres. In this case, the lot does conform to the minimum lot area, however does not conform to the minimum lot frontage requirements of the RR Zone under Zoning By-law 14-27. However, the lot would be deemed to comply with the lot requirements of the Zoning By-law by virtue of Section 6.26 to Zoning By-law 2014-27.

The lot would be legal non-conforming if the lot was in existence prior to May 26, 2003; however, the legal non-conforming status of the lot does not ensure that a building permit would be available for building.

With Respect to agency comments:

Hydro One: had no comments or concerns with respect to the proposed application.

Bell Canada: Transfer of Easement for a Utility Line as Defined in the Ontario Energy Board Act, 1998 in section 4 of the Land Transfer Tax Statement is required and confirmation that the undersigned will be taking said Affidavit.

No other Comments were received as of the date this report was written.

The applications for consent is consistent with the 2014 Provincial Policy Statement, complies with the Official Plan for the Sudbury East Planning Area, therefore can be supported from planning perspective.

**Resolution: 19-085**

**BE IT RESOLVED THAT** Consent Application B/34/19/MW submitted by Gloria and Nicholas Gratton be recommended for approval as per the report prepared by the Director of Planning.

**MOVED BY: Heide Ralph**

**SECONDED BY: Paul Branconnier**

**Carried**

**Resolution: 19-086**

**BE IT RESOLVED THAT** Consent Application B/35/19/MW submitted by Diane and William Hunter be recommended for approval as per the report prepared by the Director of Planning.

**MOVED BY: Heide Ralph**

**SECONDED BY: Ned Whynott**

**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.

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 November 20, 2019, being over fourteen (14) days prior to this evenings meeting (B/36/19/SCR – Dean and Sabrina Luttrell). 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.

**d) B/36/19/SCR - Dean and Sabrina Luttrell**

The Director of Planning summarized the application.

The purpose of the Application for Consent is to create one waterfront residential lot on Paddy Lake Road in Secord Township. The proposed severed lands are to be approximately 1.71 hectares in lot area with a lot frontage of approximately 73.3 metres and are presently vacant.

A review of our files indicates that a total of five waterfront residential lots were severed from the original parcel of land in 2010 through consent application B/16-20/10/SCR. Also, a concurrent application was submitted in 2010 to the Sudbury East Planning Board for a Zoning By-law amendment to recognize the intended use of the lots. Subsequently, since the creation of the five lots in 2010, each property has been issued a Zoning Conformity permit to permit the construction of a single-detaching dwelling and a septic system.

With respect to the OP, Residential development within the Rural Policy Area is to be directed to settlement areas as a priority. Where the severed parcel is **intended for infilling within existing development clusters, the first priority will be to locate the severed parcel between existing residential lots that form part of the cluster.**

In this case, both the severed and retained parcels meet the requirements of the 'Waterfront Residential (WR)' with Special Provision 12 Zoning. Adequate access for the lot to be retained and proposed severed lot will be from Paddy Lake Road and supportive comments have been received from the Local Roads Board regarding new driveways for the proposed lots. Minimum Distance Separation (MDS) is not applicable in this instance, as the development is located within an existing cluster of development. There are no development constraints identified in the Official Plan affecting this property and the subject property is located within an unincorporated township and is not anticipated to create an undue financial burden.

**3.4.2.6 (Physical Services) – Where municipal sewage services are not available, the proponent shall demonstrate that the soil and drainage conditions are suitable.**



*Environmental Ecosystems Incorporated (Consulting Engineer)* was retained by the proponent to provide a preliminary evaluation of private servicing for the proposed development. A hydrogeological evaluation was undertaken to assess the feasibility of private water and sewage servicing (wells and tile fields) for the site. The evaluation consisted of the following: A total of four (4) test pits at the site to determine the presence of sufficient depth of suitable soil for a septic bed; one soil sample from each test pit advanced on the site and submitted these soil samples to Testmark Limited for particle size analysis; and a report evaluating the feasibility of private water and sewage servicing (wells and tile fields) for site.

The following conclusions have been provided:

- based on the information contained in the well records, there is an abundant water supply;
- based on the results of ground water quality testing, the supply of potable water is likely, given the availability of treatment units to address turbidity, hardness, iron, and manganese;
- the section of the site proposed to be severed off is large enough that a septic system can be installed while respecting the buffer limits;
- based on observations of the soil and the particle size distributions, the natural soil at the site consists of silty clay and clayey-silt, with an estimated percolation time of over 50 minutes per cm based on the Unified Classification Soil Type. Based on these results, imported soil (e.g. sand) would be required as part of the design of a class 4 sewage system.

With respect to zoning, The proposed severed and retained lots comply with the minimum lot area (0.8 hectares) and minimum lot frontage (60.0 metres) requirements of the Zoning By-law.

With Respect to agency comments:

Secord Local Roads Board: The driveway of the proposed severed lot along with the appropriate culvert would not pose any hindrance to driving issues on Paddy Lake Road.

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

Bell Canada: has existing easements rights over the above noted property. We confirm our existing rights must be maintained.

MECP: does not consider severances as an 'activity' under the ESA that would impact Species at Risk (SAR) or protected habitat since development is not currently proposed. With these new guidelines, MECP recommends that the new landowners contact there office for a project screening once they

own the property and a development proposal has been finalized in order for MECP to assess impacts to SAR and habitat.

Public: One email was received as it pertained to potential species at risk.

The application for consent is consistent with the 2014 Provincial Policy Statement, complies with the Official Plan for the Sudbury East Planning Area, therefore can be supported from planning perspective.

Member Whynott questioned what the endangered species at risk would be. The Director of Planning referred to the comments received but the MECP.

**Resolution: 19-087**

**BE IT RESOLVED THAT** Consent Application B/36/19/SCR submitted by Dean and Sabrina Luttrell be recommended for approval as per the report prepared by the Director of Planning.

**MOVED BY: David Viau**

**SECONDED BY: Paul Branconnier**

**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.

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 November 20, 2019, being over fourteen (14) days prior to this evenings meeting (B/36/19/FR – B and E Honey Fields Limited, B/37/19/FR – Andrew and Megan Rowaan ). 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.

e) **B/37/19/FR - B and E Honey Fields Limited**

The Director of Planning summarized the application.

The purpose of the Application for Consent is to create two (2) access easements (right-of-way) over two parcels (Parcel 19095 and 10990) to provide continued legal access over an existing gravel driveway abutting the property to the immediate south (440 North Channel Camp Road). The benefiting lands are accessed by a private road off of North Channel Camp Road and have frontage on French River and are presently landlocked.

**395 North Channel Camp Road** is established as North Channel Cottages, a Tourist Establishment. The subject property is approximately 2.28 hectares (5.64 acres) in lot area with a lot frontage of approximately 281.0 metres, and contains eight (8) cottages built between the years of 1936 to 1960, as per MPAC comprehensive report.

**365 North Channel Camp Road** and contains a single-detached dwelling and accessory structures, including three sheds and two Type III uninsulated barns.

With respect to the OP, As per **Section 3.3.2.19, Private Roads** are roads that are not owned or maintained by the Province or a municipality or maintained by a local roads board that service two or more properties in separate ownership. Development, i.e. lot creation on private roads is discouraged. However, there are many instances in the Planning Area where there are existing lots of record on private roads or that are accessed over crown land or via easement over private land.

In this case, it appears that the lots were created decades ago without frontage on a year round maintained road. The nearest road maintained by the Municipality of French River is North Channel Camp Road which is approximately 285 metres from the benefitting lands. Also, there is a 'portion' of an existing right-of-way (as in Instrument LT110710) registered on title from North Channel Camp Road which provides legal property access to only 403 North Channel Camp Road.

With respect to zoning, The Waterfront Commercial Tourist Zone requires a minimum lot area of 2.0 hectares and a minimum lot frontage of 150.0 metres and the Rural Zone requires a minimum lot area of 5.0 hectares and a minimum lot frontage of 100.0 metres. In this case, both of the subject properties meet each zone requirements respectively.

With Respect to agency comments:

Hydro One: no concerns at this time.

Municipality of French River: no concerns or comments relating to both applications.

No other comments were received as of the date this report was written

The applications for consent is consistent with the 2014 Provincial Policy Statement, complies with the Official Plan for the Sudbury East Planning Area, therefore can be supported from planning perspective.

**Resolution: 19-088**

**BE IT RESOLVED THAT** Consent Application B/37/19/FR submitted by B and E Honey Fields Limited be recommended for approval as per the report prepared by the Director of Planning.

**MOVED BY: Heide Ralph**

**SECONDED BY: Paul Branconnier**

**Carried**

**Resolution: 19-089**

**BE IT RESOLVED THAT** Consent Application B/38/19/FR submitted by B and E Honey Fields Limited be recommended for approval as per the report prepared by the Director of Planning.

**MOVED BY: Heide Ralph**

**SECONDED BY: Paul Branconnier**

**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.

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 November 18, 2019, being over fourteen (14) days prior to this evenings meeting (B/39/19SRVR – Robert Davis ). 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.

f) **B/39/19/SRV - Robert Davis**

The Director of Planning summarized the application.

The purpose of the Application for Consent is to effect a lot addition in order to address an encroachment issue in which a portion of a detached garage was built on the neighbouring property in 2016. The detached garage encroaches 0.52 metres on 460 Rock Lake Road 3. The consent application proposes to sever 102.0 square metres (0.01 hectares) from 460 Rock Lake Road 3 and add such lands to the adjacent lands known as 440 Rock Lake Road 3. The proposed retained lot is to be approximately 0.61 hectares in lot area with a lot frontage of approximately 61.80 metres and contains a seasonal cottage and a sleep cabin.

An existing lot should generally not be further reduced, unless there is some extenuating circumstance such as the correction of the encroachment for a detached garage, therefore a minor variance application will not be required.

With respect to the OP, Section 4.5.1 of the Official Plan contains policies describing where consents can be granted. Consents can generally be granted for new lots that represent minor infilling, the mortgaging of land beyond 21 years, lot boundary adjustments (lot additions), facilitating the disposal of a second legal dwelling, separating existing legal uses, providing a retirement residence on non-prime agricultural lands, separating lots that have merged on title and easements or right-of-ways.

With respect to zoning, The Waterfront Residential Zone requires a minimum lot area of 0.8 hectares and a minimum frontage of 60 metres. At present, the existing lot of record at 460 Rock Lake Road 3 has a lot area of **0.62 hectares** and a lot frontage of 61.80 metres. Once the lot addition have been effected, the proposed retained lot is to have a lot area of **0.61 hectares** and a lot frontage of 61.80 metres. A minor variance will not be required to recognize the further reduced lot area which the lot of record is currently below the minimum lot area requirement of 0.8 hectares under Zoning By-law 14-01 in the Unincorporated Township of Servos.

With Respect to agency comments:

Hydro One: no comments or concerns at this time.

Bell Canada: has no concerns with respect to the propose application.

No other comments were received as of the date this report was written.

The application for consent is consistent with the 2014 Provincial Policy Statement, complies with the Official Plan for the Sudbury East Planning Area, therefore can be supported from planning perspective.

Mr. Dorland explained the reasoning for the irregular shape of the lot addition and how the setbacks

and maintaining as much lot area were a factor in the addition.

**Resolution: 19-090**

**BE IT RESOLVED THAT** Consent Application B/39/19/SRV submitted by Robert Davis be recommended for approval as per the report prepared by the Director of Planning.

**MOVED BY: Heide Ralph**

**SECONDED BY: David Vaiu**

**Carried**

**7. BUSINESS ARISING FROM PREVIOUS MINUTES**

**8. NEW BUSINESS**

**a) MMAH Funding 2020**

**Resolution 18-091**

**BE IT RESOLVED THAT** Whereas the Sudbury East Planning Board is conducting its 10-Year update for its New Official Plan as required under section 26(1) of the Planning Act of Ontario; and whereas the Ministry of Municipal Affairs and Housing provides funding through special grants for the Townships of the Province for special business cases;

**Now therefore** be it resolved that the Sudbury East Planning Board hereby approves the funding application to the Ministry of Municipal Affairs and Housing for the costs associated with the 10-year update of the Sudbury East Planning Area Official Plan as it pertains to the Unincorporated Townships of the Sudbury East Planning Area.

**MOVED BY: David Vaiu**

**SECONDED BY: Paul Branconnier**

**Carried**

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

**10. PAYMENT OF VOUCHERS**

a) **October and November 2019**

**Resolution 19-092**

**BE IT RESOLVED THAT** the statement of disbursements for the month of October 2019 in the amount of \$ 26,896.12 and for November in the amount of \$14,125.08 be distributed and is hereby approved for payment.

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

**Carried**

**13. ADJOURNMENT**

**Resolution: 19-093**

**BE IT RESOLVED THAT** the Meeting be adjourned at 6:40 P.M.

**AND THAT** the next regular meeting be held on February 13<sup>th</sup>, 2020 at 5:30 P.M. at the Sudbury East Planning Board Office in Warren.

**MOVED BY: David Viau**  
**SECONDED BY: Paul Branconnier**

**Carried.**

  
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CHAIR

  
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SECRETARY-TREASURER

