

**SUDBURY EAST PLANNING BOARD
MINUTES
Thursday, July 14, 2022 at 5:30 p.m.
Municipality of French River
Virtual Meeting**

MEMBERS PRESENT VIRTUALLY: Dave Viau, Rob Campbell, John Dimitrijevic Ned Whynott, Rachelle Pigeau, Jackie Lafleur, Paul Branconnier

MEMBERS PRESENT: Carol Lemmon

MEMBERS ABSENT: Renee Carrier, Renee Germain

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

PUBLIC PRESENT VIRTUALLY: Bryan Dorland

1. MEETING CALLED TO ORDER

The Chair called the meeting to order at 5:35 p.m.

2. ADOPTION OF THE AGENDA

Resolution: 22-049

BE IT RESOLVED THAT the agenda for the Sudbury East Planning Board regular meeting of July 14th, 2022 be adopted as distributed.

MOVED BY: Rob Campbell

SECONDED BY: Dave Viau

Carried.

3. DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

4. ADOPTION OF MINUTES

a) Sudbury East Planning Board – Regular meeting of June 09th, 2022 be adopted as distributed.

Resolution: 22-050

BE IT RESOLVED THAT the minutes of the Sudbury East Planning Board's regular meeting of June 09, 2022 be adopted as distributed.

MOVED BY: Paul Branconnier

SECONDED BY: Jackie Lafleur

Carried

5. PRESENTATION/DELEGATION

6. CONSENTS

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 June 23rd, 2022, being over fourteen (14) days prior to this evenings meeting (B/19-20/22/FR – Suzanne and Gino Ouellet). 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/19-20/22/FR – Suzanne and Gino Ouellet

The Director of Planning summarized the application.

The lands are located on the east side of Highway 535, north of White Tail Road and west of Crown Land. The subject lands are in an area of predominantly rural uses except for three residential rural lots. The lands are located at the corner of Highway 535 and White Tail Road.

The Sudbury East Planning Board has received an application to create two Rural lots on Highway 535 Road. Proposed Lot 1 is to be 5.11 hectares in lot area with 302.27 metres of road frontage on Highway 535 and presently is vacant. Proposed Lot 2 is to be 32.87 hectares in lot area with 692.48 metres of road frontage on Highway 535 and partially contains a dwelling unit on the subject property (dwelling unit is also located on Crown Lands). Proposed retained lot is to be 21.82 hectares in lot area with 495.67 metres of road frontage on Highway 535 and 280.46 metres of road frontage on Whitetail Road and contains a single-family home and several accessory structures (detached garage, four woodsheds, Quonset hut, greenhouse).

OP:

In this case, proposed severed 'Lot 1' & 'Lot 2' and retained parcel meet the requirements of the 'Rural (RU)' Zoning. Adequate access for the proposed lots to be severed and retained parcel of land are to be accessed from Highway 535 which is maintained year-round by the Ministry of Transportation (MTO). MTO provided comments which stated that they had no objection to the proposed severance (May 25, 2021) and attached three conditions which will form part of the

provisional consent. Minimum Distance Separation (MDS) is not applicable in this instance, as there are no farming related activities in the area. With respect to Sudbury District Health Unit (site suitability for a septic system), the health unit provided supportive comments on May 27th, 2022. Both the severed lots and the retained lot are capable of development of installation of a septic tank and leaching bed system. Appropriate documentation with respect to availability of sewage hauling services (June 14th, 2021) and probability of potable water (June 19th, 2021) have been provided. No development constraints have been identified that would require support studies and municipal staff have expressed no concern with respect to access or other municipal considerations.

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 'lot 1' & 'lot 2' exceeds the minimum requirements for lot frontage and lot area under the RU Zone and are intended to be used for residential uses. Also, the proposed retained lands will conform to the minimum requirements of the RU Zone.

Agency Comments:

The Municipality of French River has no objection to the severance. Municipal drains and parkland dedication will be applicable.

The Ministry of Transportation had no objection to the proposed severance (May 25, 2021).

Sudbury District Health Unit: supportive comments on May 27th, 2022. Both the severed lots and the retained lot are capable of development of installation of a septic tank and leaching bed system.

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

The application for consent is consistent with the 2020 Provincial Policy Statement, conforms with the Official Plan for the Sudbury East Planning Area and the Zoning By-law for the Municipality of French River, therefore can be supported from planning perspective.

There were no question from the board members.

Resolution: 22-051

BE IT RESOLVED THAT Consent Application B/19-20/22/FR submitted by Suzanne and Gino Ouellet be recommended for approval as per the report prepared by the Director of Planning.

MOVED BY: Jackie Lafleur

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 Ontario Land Tribunal.

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

7. BUSINESS ARISING FROM PREVIOUS MINUTES

8. NEW BUSINESS

a) Meeting Attendance

The Chairperson Mrs. Lemmon explained the importance of attendance and having good communication with the Sudbury East Planning Board staff when it comes to be able to attend/not attend scheduled meetings.

b) Application Chart

The Chairperson Mrs. Lemmon and the Director of Planning review the Application Timeline Chart with the board members. There were no questions.

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

10. PAYMENT OF VOUCHERS

11. ADJOURNMENT

Resolution: 22-052

BE IT RESOLVED THAT the Meeting be adjourned at 5:59 P.M.

AND THAT the next regular meeting be held on September 08th, 2022 at 5:30 P.M. at the Municipality office in French River, Virtually or in person.

MOVED BY: Ned Whynott

SECONDED BY: John Dimitrijevic

Carried.



CHAIR



SECRETARY-TREASURER