

**SUDBURY EAST PLANNING BOARD
MINUTES
Thursday, March 14, 2024 at 5:30 p.m.
Virtual Meeting/ Municipal Office of French River**

MEMEBERS PRESENT

VIRTUALLY: Dave Froats, Steve Olsen, Rachelle Poirier, Mary Bradbury

MEMBERS PRESENT: Josh Lachance, Bob Prevost, Paul Branconnier, Dave Viau, Carol Lemmon

MEMBERS ABSENT: Renee Germain

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

PUBLIC PRESENT

VIRTUALLY: Diane Fortin, Sarah Verrault, Albert Bower, Pierre & Micheline Tessier

1. MEETING CALLED TO ORDER

Chairperson Prevost called the meeting to order at 5:32 p.m.

2. ADOPTION OF THE AGENDA

Resolution: 24-010

BE IT RESOLVED THAT the agenda for the Sudbury East Planning Board regular meeting of March 14, 2024 be adopted as distributed.

MOVED BY: Dave Froats

SECONDED BY: Mary Bradbury
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 February 08th, 2024 be adopted as distributed.

Resolution: 24-011

BE IT RESOLVED THAT the minutes of the Sudbury East Planning Board’s regular meeting of February 08, 2024 be adopted as distributed.

MOVED BY: Josh Lachance

SECONDED BY: Paul Branconnier

Carried

5. **PRESENTATION/DELEGATION**

6. **BUSINESS ARISING FROM PREVIOUS MINUTES**

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 28, 2024, being over fourteen (14) days prior to this evenings meeting (B/08/24/FR Gilles, Diane, Fernand, Molly Fortin, B/09/24/MW George Hutman, B/10-11/24/BRW Pierre and Micheline Tessier, B/12/24/MW The Red barn Solid Wood Furniture Limited). 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/08/24/FR – Gilles, Diane, Fernand and Molly Fortin**

The Director of Planning summarized the application.

The lands are located north and west of Nepewassi Lake Road approximately 300 metres from Nepewassi Lake. The subject lands are surrounded by rural properties and Crown land.

The Sudbury East Planning Board has received an application for consent which proposes to create one rural lot on Nepewassi Lake Road in the Municipality of Markstay-Warren. The proposed lot to be severed is to be approximately 6.07 hectares in area with a road frontage of 110.00 metres and is presently vacant. The proposed lot to be retained is to be approximately 21.05 hectares in area with a road frontage of 250.00 metres on Nepewassi Lake Road and contains a single-family home and sleep cabin.

With respect to the OP

Section 4.5 of the Plan contains policies pertaining to Consents. Subsection 2, outlines criteria that shall be considered when creating a new building lot:

- a) Plan of subdivision not appropriate (ie existing services);
- b) Intended uses of the parcels conform with the Plan and Zoning By-law;
- c) There is no extension of municipal services required;
- d) Represents orderly and efficient use of land (would not hinder development of retained lands);
- e) Size and dimension of proposed lots are adequate for the proposed use;
- f) Adequate access can be provided from a year-round publicly maintained road;
- g) Adequate water and sewage servicing can be provided;
- h) The request, if granted, would not pose an undue financial burden on the applicable municipality.

With respect to servicing, the applicant has provided the required documentation to demonstrate site suitability for a septic system, reasonable expectation of potable water and capacity for hauled sewage.

The application, as proposed, generally conforms to the intent and the policies of the Official Plan.

With respect to zoning

Current Zoning: **Rural (RU)**

Proposed Zoning: Same as above.

Comments: The Rural Zone requires a minimum lot area of 5.0 hectares and a minimum lot frontage of 100 metres. The proposed severed and proposed retained lots will continue to meet these requirements.

The proposal involves no new land use or change in land use.

The application, as proposed, complies with the regulations of the Zoning By-law.

Agency Comments:

Chief Administrative Officer/Clerk/Treasurer – no concerns.

Fire Department – no concerns.

Chief Building Official – no concerns

Public Works Superintendent: no concerns.

- Email from November 2nd, 2023, from Kim Morris stating that the Manager of Public Works determined the location is suitable for a new driveway access and confirms Nepewassi Lake Road is a public road and maintained year-round by the Municipality.

Bell Canada: require protection for existing facilities. Requests a 3.0-meter-wide easement, to measure 1.5 metres on either side of the buried and aerial infrastructure.

Hydro One: No concerns.

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

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

There were no questions from the Board Members

Resolution: 24-012

BE IT RESOLVED THAT Consent Application B/08/24/FR submitted by Gilles, Diane, Fernand and Molly Fortin be recommended for approval as per the report prepared by the Director of Planning.

MOVED BY: Mary Bradbury

SECONDED BY: David Viau

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 two years to fulfill the conditions of this provisional consent or the approval will lapse

b) B/09/24/MW – George Hutman

The Director of Planning summarized the application.

The Sudbury East Planning Board has received applications for a lot addition and minor variance. The lot addition proposes to sever approximately 0.46 hectares from the subject land (342 Labelle Road) and add such lands to the immediate south (348 Labelle Road). The lot addition will provide direct frontage on a local road-maintained year-round by the Municipality of Markstay-Warren. A minor variance is required for the proposed severed lot to permit a proposed lot frontage of 50.0 metres where 100.0 metres is required under Section 7.22.2(a)(i) of Zoning By-law 2014-27. The proposed retained lot is to have approximately 64.89 hectares in lot area with a lot frontage of 205 metres on Labelle Road and contains a single-family home.

The Provincial Policy Statement (2020) directs that Ontario's long-term prosperity, environmental health and social well-being depend on wisely managed change and promoting efficient land use and development patterns. Efficient land use and development patterns supporting strong, liveable and healthy communities, protect the environment and public health and safety and facilitate economic growth. Under Section 3 of the Planning Act, where a municipality exercising its authority affecting a planning matter, such decisions "shall be consistent with" all policy statements issued under the Act.

The applicant's proposal seeks to effect a lot addition. Planning staff are of the opinion that no provincial interests, as expressed in the Provincial Policy Statement, are adversely affected by this application.

No provincial interests, as expressed in the Provincial Policy Statement, are adversely affected by this application.

Official Plan Designation: **Rural Policy Area**, as identified in the Official Plan for the Sudbury East Planning Area (adopted April 27th, 2010, approved by the Ministry of Municipal Affairs and Housing September 28th, 2010).

Rural Policy Areas are intended to protect the natural amenities of the Sudbury East Planning Area as well as to provide opportunities for agriculture and resource-based uses, such as forestry, mining, and aggregate operations, as well as limited residential developments, where appropriate.

Current Zoning: Rural (RU)

Proposed Zoning: Same as above.

The RU minimum lot area requirement is 5.0 hectares and the minimum lot frontage requirement is 100.0 metres. After the lot addition, the proposed lot to be enlarged will have an area of approximately 72.89 hectares and a lot frontage of 50 metres.

A minor variance is required to recognize the reduced lot frontage of the proposed severed lot. Presently, the Benefitting lot (348 Labelle Road), is landlocked meaning the subject property does not have frontage on a public road. No person shall erect any building or structure in any zone unless the lot upon which such building or structure is to be erected fronts upon an open public

street or has access by a legal right-of-way which is registered on title or is accessed by water only. Therefore, once the lands are added to 348 Labelle Road, the owner will be able to obtain a building permit to construct a single-family home.

With respect to the required minor variance application, as noted in the Official Plan section above, minor variances must meet the four tests set out in Section 45(1) of the Planning Act. The following will provide an analysis of the application with respect to the four tests.

Presently, there are two existing driveways located on 342 LaBelle Road. The driveway to the west provides access to the existing single-family home from Labelle Road. The second driveway to the east has provided access to 348 Labelle Road, which is landlocked and presently, does not have legal access. The proposed 50 metres of lot frontage is deemed reasonable and appropriate considering the existing constraint to 348 Labelle Road.

The Official Plan permits single detached dwellings and accessory structures within the Rural Policy Area designation. Currently, the owner's intent is to construct a single-family home on 348 Labelle Road, once the lot addition and minor variance is approved. The proposed retained lot contains a single-family home. The application maintains the general intent and purpose of the Official Plan.

The intent of the Zoning By-law is maintained. The portion of the proposed lot to be severed has a proposed reduced lot frontage of 50 metres, does not negatively impact the function of an existing driveway which continues to provide access to 348 Labelle Road.

The proposal involves no new land use or change in land use.

AGENCY REVIEW

This application was circulated to those agencies that were considered to have an interest in the proposal. The following comments were received:

Manager of Public Works – the applicant will require a driveway permit and a culvert at the roadway when they are ready to put the driveway in place.

Fire Department: no concerns.

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

Whereas the application for consent is consistent with the 2020 Provincial Policy Statement, complies with the Official Plan for the Sudbury East Planning Area, and the subject property is appropriately zoned, we are of the opinion that the application is acceptable from a planning perspective, and should be granted, subject to the appended conditions.

There were no questions from the Board Members.

Resolution: 24-013

BE IT RESOLVED THAT Consent Application B/09/24/MW submitted by George Hutman be recommended for approval as per the report prepared by the Director of Planning.

MOVED BY: Steve Olsen
SECONDED BY: Paul Branconnier

Carried

c) B/10-11/24/BRW – Pierre and Micheline Tessier

The Director of Planning summarized the application.

The Sudbury East Planning Board has received an application for consent which proposes to create two rural lots in the unincorporated township of Burwash. Proposed Lot A is to have an approximate area of 14.7 hectares and a lot frontage of 420 metres and is presently vacant. Proposed Lot B is to have an approximate area of 8.15 hectares and a lot frontage of 180 metres and is presently vacant. The proposed lot to be retained is to have an approximate area of 22 hectares and a lot frontage of 1000 metres and contains a single-family home, drive shed, shop, and Quonset building. Both proposed severed and retained lots have access from Elbow Ridge Road.

The Provincial Policy Statement (2020) directs that Ontario's long-term prosperity, environmental health and social well-being depend on wisely managed change and promoting efficient land use and development patterns. Efficient land use and development patterns supporting strong, liveable and healthy communities, protect the environment and public health and safety and facilitate economic growth. Under Section 3 of the Planning Act, where a municipality exercising its authority affecting a planning matter, such decisions "shall be consistent with" all policy statements issued under the Act.

The applicant's proposal seeks to create two rural lots in the Unincorporated Township of Burwash. Planning staff are of the opinion that the applicant's proposal would appear to be consistent with the Provincial policies regarding:

- 1.1.6.4 In areas adjacent to and surrounding municipalities, only development that is related to the sustainable management or use of resources and resource-based recreational uses (including recreational dwellings) shall be permitted. Other uses may only be permitted if:
- a) the area forms part of a planning area – Sudbury East Planning Board.
 - b) the necessary infrastructure and public service facilities are planned or available to support the development and are financially viable over their life cycle; and
 - c) it has been determined, as part of a comprehensive review, that the impacts of development will not place an undue strain on the public service facilities and infrastructure provided by adjacent municipalities, regions and/or the province.

Lands designated in the Rural Policy Areas are intended to protect the natural amenities of the Sudbury East Planning Area as well as to provide opportunities for agriculture and resource-based uses, such as forestry, mining, and aggregate operations, as well as limited residential developments, where appropriate.

In this case, proposed severed Lot 1 and 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

must be accessed from Elbow Ridge Road. No direct access to Estaire Road (Highway 7279) will be permitted. The Ministry of Transportation (MTO) states that the retained lot on the south of the proposed severance has access to both Estaire Road (Hwy 7279) and Elbow Ridge Road. The entrance that accesses Hwy 7279 is to be closed and removed so that the retained lot only has access from Elbow Ridge Road. MTO policy to only allow one entrance per lot of record. Elbow Ridge Road was dedicated as a public road by MTO as part of the Burwash-Hendrie Locals Roads Board area. Minimum Distance Separation (MDS) is not applicable in this instance, as there are no farming related activities in the area. With respect to servicing, the owners have provided previous comments obtained from the Sudbury and District Health Unit that are supportive (November 17th, 2023). Appropriate documentation with respect to availability of sewage hauling services and probability of potable water was provided to the Planning Board was supportive.

The Rural (RU) Zone requires a minimum lot area of 5.0 hectares and a minimum lot frontage of 100.0 metres. Each of the proposed lots exceed the minimum requirements of the RU Zone and are intended to be used for residential uses as permitted by the zone. The proposed retained lot will also exceed the minimum requirements of the RU Zone and contains a single-family home, drive shed, shop, and Quonset building which conform with the existing permitted uses under the RU Zone.

The proposal involves no new land use or change in land use.

AGENCY REVIEW

This application was circulated to those agencies that were considered to have an interest in the proposal. The following comments were received:

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.

Ministry of Transportation –Cole Cameron (Corridor Management Planner): Adequate access for the proposed lots to be severed and retained parcel of land must be accessed from Elbow Ridge Road. No direct access to Estaire Road (Highway 7279) will be permitted. The Ministry of Transportation (MTO) states that the retained lot on the south of the proposed severance has access to both Estaire Road (Hwy 7279) and Elbow Ridge Road. The entrance that accesses Hwy 7279 is to be closed and removed so that the retained lot only has access from Elbow Ridge Road. MTO policy to only allow one entrance per lot of record. Elbow Ridge Road was dedicated as a public road by MTO as part of the Burwash-Hendrie Locals Roads Board area.

All permit applications can be made online at the following link. Any question regarding permitting or setbacks can be directed to Eric Malette, Corridor Management Officer at eric.malette@ontario.ca

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

Whereas the application for consent is consistent with the 2020 Provincial Policy Statement, complies with the Official Plan for the Sudbury East Planning Area, and the subject property is

appropriately zoned, we are of the opinion that the application is acceptable from a planning perspective, and should be granted, subject to the appended conditions.

Member Branconnier asked why the odd shaped cut in the property? Owners explained it was possibly a tower line from years back.

No other questions were asked from the Board Members.

Resolution: 24-014

BE IT RESOLVED THAT Consent Application B/10-11/24/BRW submitted by Pierre and Micheline Tessier be recommended for approval as per the report prepared by the Director of Planning.

MOVED BY: Carol Lemmon

SECONDED BY: Josh Lachance

Carried

d) B/12/24/MW – The Red Barn Solid Wood Furniture

The Director of Planning summarized the application.

The subject property is located at the intersection of Highway 17 (provincial highway) and Chain Lake Road (local Road). The Site also crosses the Veuve River, and the south boundary of the Site is abutting the Ottawa Valley Railway.

The Sudbury East Planning Board has received applications for consent and zoning by-law amendment which proposes to create one (1) rural lot for continued commercial purposes (The Red Barn Solid Wood Furniture LTD) from the subject lands and to rezone such lots from 'Rural' to 'Special Rural' to recognize reduce lot areas and to permit a 30.0 metre setback to the railway, without the requirement for fencing or berming adjacent to the railway.

The proposed severed lot is to be approximately 2.6 hectares in lot area and have an approximate lot frontage of 167 metres on Chain Lake Road and 181 metres on Highway 17. The Site is presently used for commercial purposes – operated as 'The Red Barn Solid Wood Furniture'. The proposed retained lot is to be approximately 2.7 hectares in lot area and have an approximate lot frontage of 386 metres on Highway 17 and contains a horse barn.

The Provincial Policy Statement (2020) directs that Ontario's long-term prosperity, environmental health and social well-being depend on wisely managed change and promoting efficient land use and development patterns. Efficient land use and development patterns supporting strong, liveable and healthy communities, protect the environment and public health and safety and facilitate economic growth. Under Section 3 of the Planning Act, where a municipality is exercising its authority affecting a planning matter, such decisions "shall be consistent with" all policy statements issued under the Act.

The applicant's proposal seeks to create one rural lot and to rezone the Site from 'Rural (RU)' to

'Rural (RU) Special' to recognize reduce lot areas for both the proposed severed and retained lot, and to permit a 30.0 metre setback to the railway, without the requirement for fencing or berming adjacent to the railway.

Planning staff are of the opinion that the applicant's proposal would appear to be consistent with the Provincial policies regarding the following Sections:

Rural Areas in Municipalities

1.1.4.1a) building upon rural character, and leveraging rural amenities and assets;

1.1.4.4 Growth and development may be directed to rural lands in accordance with policy 1.1.5, including where a municipality does not have a settlement area.

Rural lands in Municipalities

1.1.5.2 On rural lands located in municipalities, permitted uses are: c) residential development, including lot creation, that is locally appropriate.

1.1.5.4 Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted. 1.1.5.5 Development shall be appropriate to the infrastructure, which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure.

1.1.5.8 New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.

Sewage, Water and Stormwater

1.6.6.4 Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.

Transportation and Infrastructure Corridors

Section 1.6.8.3 Planning authorities shall not permit development in planned corridors that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified. New development proposed on adjacent lands to existing or planned corridors and transportation facilities should be compatible with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, mitigate, or minimize negative impacts on and from the corridor and transportation facilities.

Natural Hazards

Section 3.1.1 Development shall generally be directed, in accordance with guidance developed by the province (as amended from time to time), to areas outside of: (b) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion

hazards.

No provincial interests, as expressed in the Provincial Policy Statement, are adversely affected by this application.

Lands designated rural are to be used primarily for agriculture, farm-related and secondary uses as well as resource-based activities, such as forestry, mining and aggregate operations, and other industrial uses not appropriate in settlement areas, as well as limited residential developments.

Section 4.5.1 (1) Consents may only be granted where they support the proper and orderly development of the Planning Area, and the policies of this Plan provided all other policy and legislative requirements have been met. Accordingly, consents are generally limited to:

a) new lots that represent minor infilling.

Section 4.5.1 (2) provides for instances when consents may be granted, including criteria for the creation of a new building lot:

- Intended uses of the parcels conform with the Plan and Zoning By-law;
- Proposed use of parcels is compatible with abutting uses;
- Represents orderly and efficient use of land (would not hinder development of retained lands);
- Size and dimension of proposed lots are adequate for the proposed use;
- Adequate access can be provided from a year-round publicly maintained road;
- The severed and retained parcels comply with Minimum Distance Separation (MDS);
- Adequate water and sewage servicing can be provided;

In this case, the proposed severed and retained lot will no longer conform to the minimum lot area and minimum lot frontage requirements of the 'Rural (RU)' Zoning. Both the proposed severed and retained lots are to maintain the RU zone, however an addition of a special provision is to be implemented to recognize the reduced lot areas. Adequate access for the proposed lot to be retained is to be accessed from Highway 17, which is publicly assumed and maintained year-round by the Ministry of Transportation. Adequate access for the proposed severed lot is to be accessed from Chain Lake Road, which is publicly assumed and maintained year-round by the Municipality of Markstay-Warren. Creation of lots shall comply with the Minimum Distance Separation (MDS) formula, specifically Guideline #8 where lot creation is proposed, MDS 1 setback is required for both properties. But, in this case, MDS 1 is not applicable since the existing commercial property is deemed to be an existing non-agricultural use. Also, the single-family home being proposed on the retained parcel of land has an existing barn, therefore MDS 1 setback is not required (Guideline #14). MDS was demonstrated for the lot creation and existing barn and will conform to MDS 1 setbacks. With respect to servicing, the agent have obtained approvals from the Sudbury and District Health Unit (February 21st, 2024). Appropriate documentation with respect to availability of sewage hauling services and probability of potable water has been provided.

The Site is adjacent to the Veuve River which may be impacted by flooding. Under the Official Plan, Section 3.6.2, policy 7 states appropriate setbacks may be established in the implementing Zoning By-law for development adjacent to a flood plain. The agent provided our office with a building envelope which includes a 20-metre setback from the Veuve River. The building envelope is

approximately 0.55 hectares in lot area which can accommodate the construction of a single-family home.

The application, as proposed, generally conforms to the intent and the policies of the Official Plan.

ZONING BY-LAW (2014-27)

Current Zoning: **Rural (RU)**

Proposed Zoning: Severed Lot - Rural (RU) with a Special Provision 41 (SP41).
Retained Lot - Rural (RU) with a Special Provision 41 (SP41)

7.22.2 rural Zone Requirements:

The Rural (RU) Zone requires a minimum lot area of 5.0 hectares and a minimum lot frontage of 100.0 metres. The proposed severed lot is to have a lot area of 2.6 hectares and the proposed retained lot is to have a lot area of 2.7 hectares. Both the proposed severed and retained lots will exceed the minimum requirement of 100 metres for lot frontage. The special rural zone request is to acknowledge the reduced lots area for both properties.

6.39 Railways:

(f) A 1.83-metre-high chain link security fence shall be required along the mutual property line of any residential, commercial, institutional, open space or industrial use and a railway right-of-way. Such a fence shall be installed and maintained at the expense of the owner. Due to the existing topography of the site, existing features (Veuve River and Rail Corridor), and generous lot area, this requirement will be removed, which will form part of the special rural zone.

(d) The minimum building setback for any residential, commercial, institutional, open space or rural use shall be a minimum of 30.0 metres from the railway right-of way in conjunction with a 2.5-metre-high earthen berm shall be constructed, unless the topography provides the equivalent protection.

6.35 Parking Area Regulations:

The Red Barn Solid Wood Furniture Ltd is presently operated as a commercial business and contains a dwelling unit on the second storey of the structure. 2.0 parking spaces are required for the dwelling unit. Regarding the commercial business, 1.0 parking space is required for every 30.0 square metres of total commercial area of building. The existing building is 557 square metres in retail space and has an additional 186 square metres of workshop space, therefore 25 required parking spaces would be required based on a total of 743 square metres of commercial area in the building. The lot is 2.6 hectare in lot area which would result in sufficient space to the north to accommodate the required parking and conform to the above noted policy.

The application, as proposed, generally conforms to the intent of the Zoning By-law.

AGENCY REVIEW

This application was circulated to those agencies that were considered to have an interest in the proposal. The following comments were received:

Chief Administrative Officer/Clerk/Treasurer – no concerns.

Manager of Public Works - The 911 address is currently listed for the driveway on Chain Lake Road. The severed property with driveway on Highway 17 will require a permit for new 911 number.

Chief Building Official - Building controls has no concerns with this application.

Fire Chief/CEMC Has no issued with this application.

Hydro One has no concerns with respect to the proposed application.

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 system.

Ministry of Transportation (March 12, 2020) The Ministry of Transportation has no objections to the proposed severance and use of the existing entrances for rural/residential use.

Please note that new entrances along Highway 17 will not be permitted for either property.

Both the severed and retained properties are located within the MTO's permit control area and MTO may be required.

1. A Ministry of Transportation of Ontario (MTO) building/land use permit will be required for any proposed buildings, septic systems, wells etc. located within 45 metres of the limit of the highway or within 395 metres of the centre point of the Highway 17/ Chain Lake Road intersection. MTO Sign permit(s) are required for the placement of any signs within 400 m of the limit of the highway.
2. An MTO Entrance permit will be required prior to reflect any changes in land ownership or to upgrade the existing Highway 17 entrance to residential.

The applicant should contact Anne Poliquin-Chaput, Corridor Management Officer, at our Sudbury office by phone at 705-564-7706 or by e-mail at Anne.Poliquin-Chaput@ontario.ca for further information with respect to MTO permit and setback requirements. MTO permits can be obtained by applying online at <https://www.hcms.mto.gov.on.ca/>.

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

Whereas the application for consent is consistent with the 2020 Provincial Policy Statement, complies with the Official Plan for the Sudbury East Planning Area, and the subject property is appropriately zoned, we are of the opinion that the application is acceptable from a planning perspective, and should be granted, subject to the appended conditions.

The agent did not have any further information to add as she stated the Director of Plannings report was very thorough.

Member Proirier asked if the retained will have live stock? The agent informed the board that they were looking to build.

Member Lachance questioned why the zone was remaining RU. The Director of Planning explained that it was to remain the uses from the RU zoning. The agent also explained that it was a lengthy process and many discussions back and forth with the Director of Planning to come to the conclusion of what is the most reasonable zoning.

Member Lachance asked of the Veuve River was included in the calculations in the sketch provided? The agent stated that no it was not and that there will not be option for a natural severances in the future.

Resolution: 24-015

BE IT RESOLVED THAT Consent Application B/12/24/MW submitted by The Red barn Solid Wood Furniture Limited be recommended for approval as per the report prepared by the Director of Planning.

MOVED BY: Dave Viau

SECONDED BY: Rachelle Proirier

Carried

8. NEW BUSINESS

- a) 2024 Draft Budget Package (Information purposes only)

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

10. PAYMENT OF VOUCHERS

- a) January 2024 and February 2024

Resolution 24-016

BE IT RESOLVED THAT the statement of disbursements for the month January 202 in the amount of \$20,306.29 and for the month of February 2024 in the amount of \$22,168.50 to be distributed and is hereby approved for payment.

MOVED BY: Mary Bradbury

SECONDED BY: Carol lemmon

Carried

11. ADJOURNMENT

Resolution: 24-017

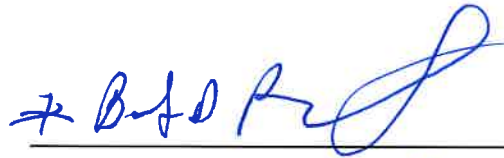
BE IT RESOLVED THAT the Meeting be adjourned at 6:47 P.M.

AND THAT the next regular meeting be held on April 11th, 2024 at 5:30 p.m. at the Municipality of French River Municipal Office Virtually and in person.

MOVED BY: Dave Froats

SECONDED BY: Steve Olsen

Carried.



CHAIR



SECRETARY-TREASURER

