



AGENDA / ORDRE DU JOUR
COMBINED COUNCIL MEETING / RÉUNION COMBINÉE DU CONSEIL

Wednesday, May 2, 2018 at 6pm / mercredi le 2 mai 2018 à 18h
Council Chambers / Salle du conseil

- 1. Call to Order and Roll Call / Ouverture de la réunion et présence**
- 2. Adoption of Agenda / Adoption de l'ordre du jour (*and Additions if applicable*)**
- 3. Disclosure of Pecuniary Interest / Déclarations d'intérêts pécuniaires**
- 4. Delegations / Délégations**
 - 4.1 Green Energy North**
Green Community Energy and Emissions Planning - Guidance and best practices on how to plan and succeed for the new low-carbon economy
 - 4.2 French River Rapids - NOJHL**
Summary of the past year, current issues and future plans
- 5. Resolution to resolve into Committee**

COMMITTEE OF THE WHOLE / COMITÉ PLÉNIER

- 6. Reports and Items for Consideration / Rapports et sujets pour considération**
 - 6.1 General Government / Gouvernement général (NIL)**
 - 6.2 Finance / Finances**
 - 6.2.1** Resolution to authorize Reserve Transactions
 - 6.3 Public Works & Environment Services / Travaux public et services de l'environnement**
 - 6.3.1** Report - Analysis of Landfill Site Hours of Operation **p.3**
 - 6.4 Community Services / Services communautaires**
 - 6.4.1** Draft Agreement with Economic Partners Sudbury East/West Nipissing Inc. for a Sudbury East Region Economic Development Officer
 - 6.4.2** Proclamation of June as Seniors' Month and recommendation for a financial donation **p.7**
 - 6.5 Emergency Services and Public Safety / Services d'urgence et sécurité publique**
 - 6.5.1** Draft revised Property Standards By-law (to standardize for Shared By-law Department)
 - 6.5.2** Draft revised Clean Yard By-law (to standardize for Shared By-law Department)
 - 6.6 Development & Planning / Développement et planification (NIL)**
 - 6.7 Correspondence / Correspondance**
 - 6.7.1** École secondaire de la Rivière-des-Français **p.9**
Request for annual student bursary

REGULAR MEETING / RÉUNION RÉGULIÈRE

7. **Verbal Motion to return into the Regular Meeting / Motion verbale pour retourner en réunion régulière**
8. **Consideration of the adoption of recommendations from Committee of the Whole / Résolutions pour adopter les procédures du Conseil en comité**
9. **Consent Agenda / Ordre du jour regroupé**
 - 9.1 **Adoption of Minutes / Procès-verbaux adoptés**
 - 9.1.1 Regular Council Meeting held April 18, 2018 p.11
 - 9.2 **Receipt of Minutes / Procès-verbaux reçus**
 - 9.2.1 Sudbury East Planning Board held March 8, 2018 p.18
 - 9.3 **Items for Consideration or Information / Items pour consideration ou information**
 - 9.3.1 Report - Monthly Disbursements - March 2018 (under separate cover)
 - 9.4 **By-laws / Règlements (NIL)**
10. **Notices of Motion / Avis de motion**
11. **Announcement and Inquiries / Annonce et questions**
12. **Closed Session / Session à huis clos**
 - under section 239 (2) (a) "the security of the property of the municipality or local board" with respect to an update on the terms of the Agreements with the French River Rapids
13. **Adjournment / Ajournement**

Resolution to adopt Confirmation By-law / Résolution pour adopter le règlement de confirmation
Resolution to adjourn / Résolution d'ajournement



Municipality of French River

Report of the Environmental Services Department For Consideration by Council

RE: Analysis of Landfill Site Hours of Operation

OBJECTIVE: To report on the analysis performed of the potential additional hours of operations at the Landfill Site.

BACKGROUND:

The Landfill Site hours of operations are being analysed for efficiency, cost and effective delivery of service.

ANALYSIS:

Resulting from the analysis found attached to the report, the following options have been prepared:

Option 1: Status quo

Hours of Operation - 30 hours per week
Wednesday, Thursday and Saturday from 7am to 5pm
Labour and Equipment cost = \$7,400.00 per week
No additional costs incurred.

Option 2: Additional 4 Hours of Operation

Hours of Operation - 34 hours per week
Remain with: Wednesday, Thursday and Saturday from 7am to 5pm
Addition of: Monday from 8 am to 12pm
Labour and Equipment cost = \$7,600.00 per week
The additional cost is approximately \$200 per week.

Option 3: Additional 8 Hours of Operation

Hours of Operation - 38 hours per week
Remain with: Wednesday, Thursday and Saturday from 7am to 5pm
Addition of: Monday and Friday from 8 am to 12 pm
Labour and Equipment cost = \$7,800 per week
The additional cost is approximately \$400 per week.

BUDGET/LEGAL IMPLICATIONS:

The cost is included in analysis.

INTERDEPARTMENTAL IMPACTS: n/a

LINKS TO STRATEGIC PLANS:

- Ensure environmental compliance and efficient waste collection.

CONCLUSION/RECOMMENDATIONS:

It is recommended that Council approve Option 2: Additional 4 Hours of Operation, to increase the Landfill Site Hours from 30 to 34 hours per week. This option allows for minimal cost increase and disruption on operations and improves environment services to the public.

ATTACHMENTS:

- Analysis of attendance at the Landfill Site for 2016 and 2017

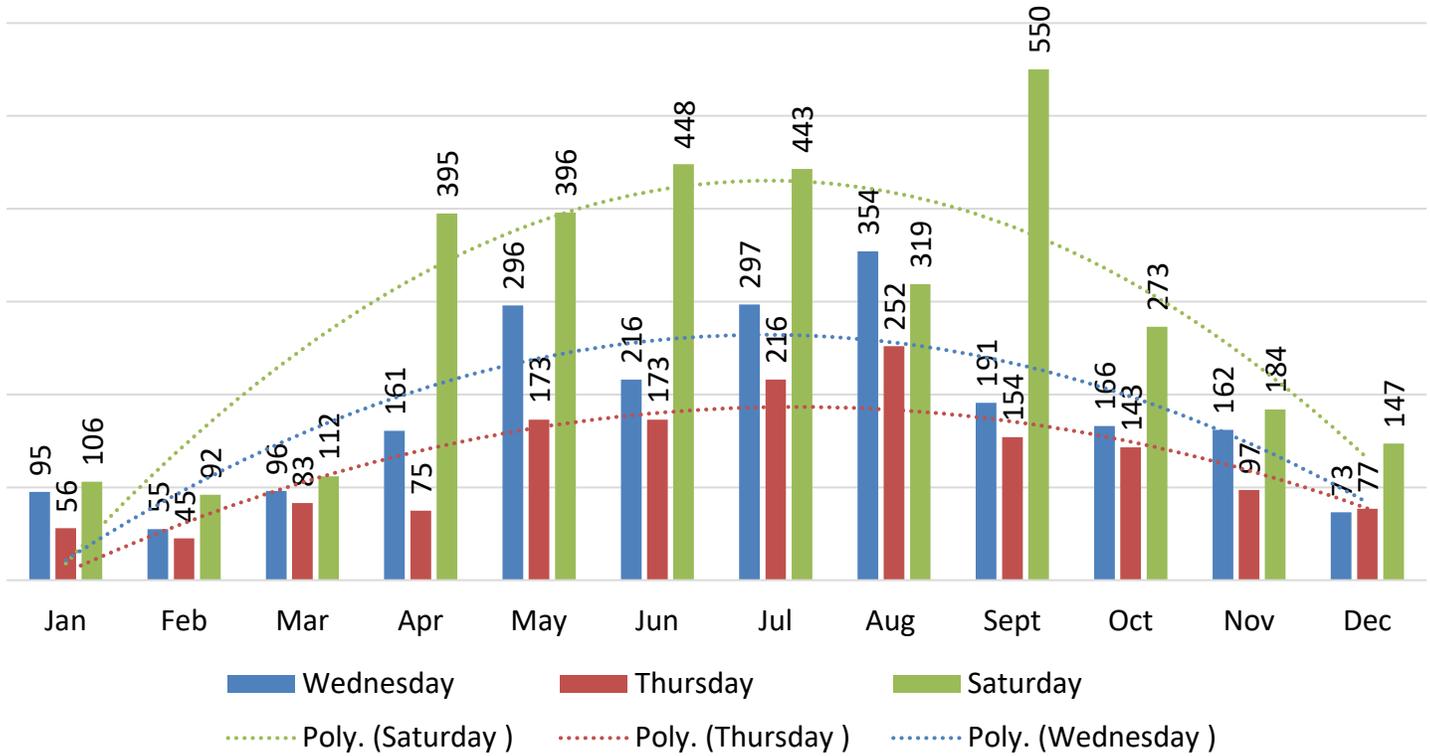
Respectfully submitted:

Approved:

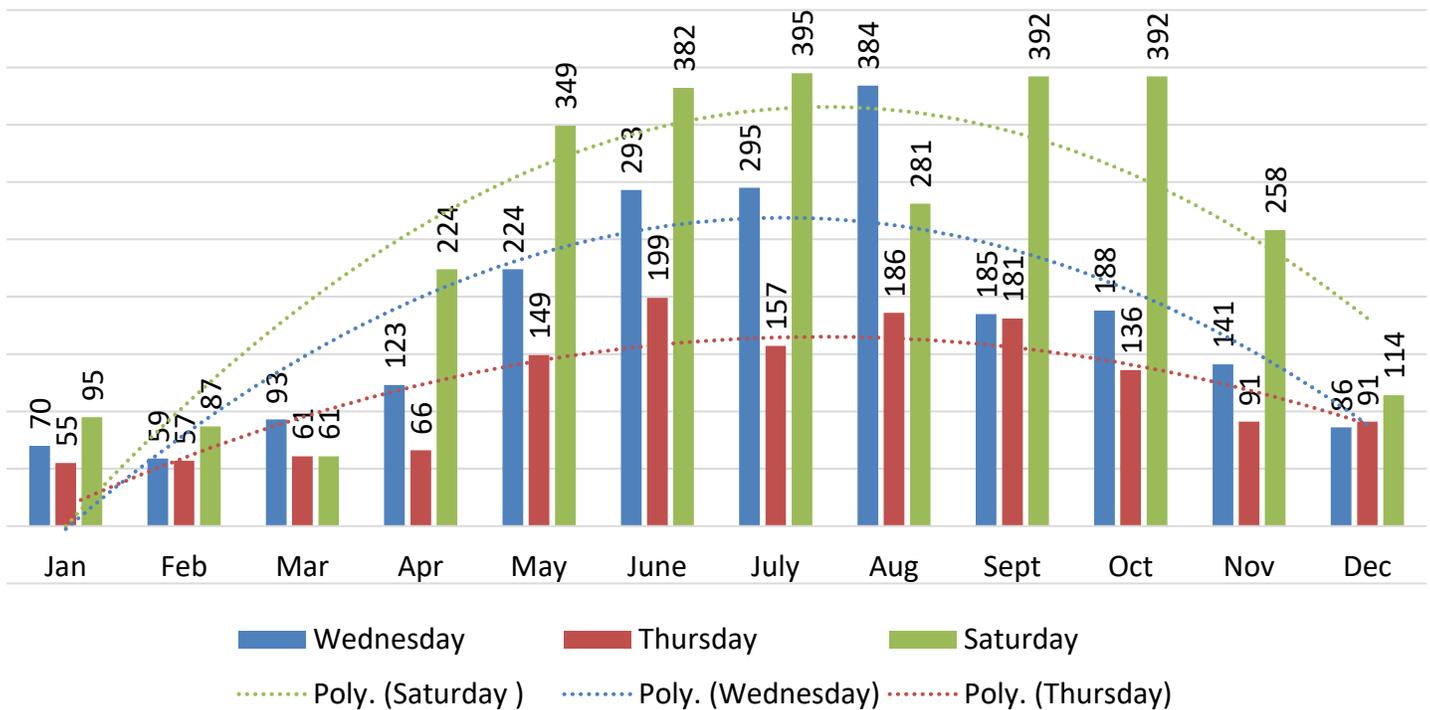
Robert Martin
Acting Manager
Public Works/Environmental Services
Date: April 27, 2018

Marc Gagnon
Chief Administrative Officer

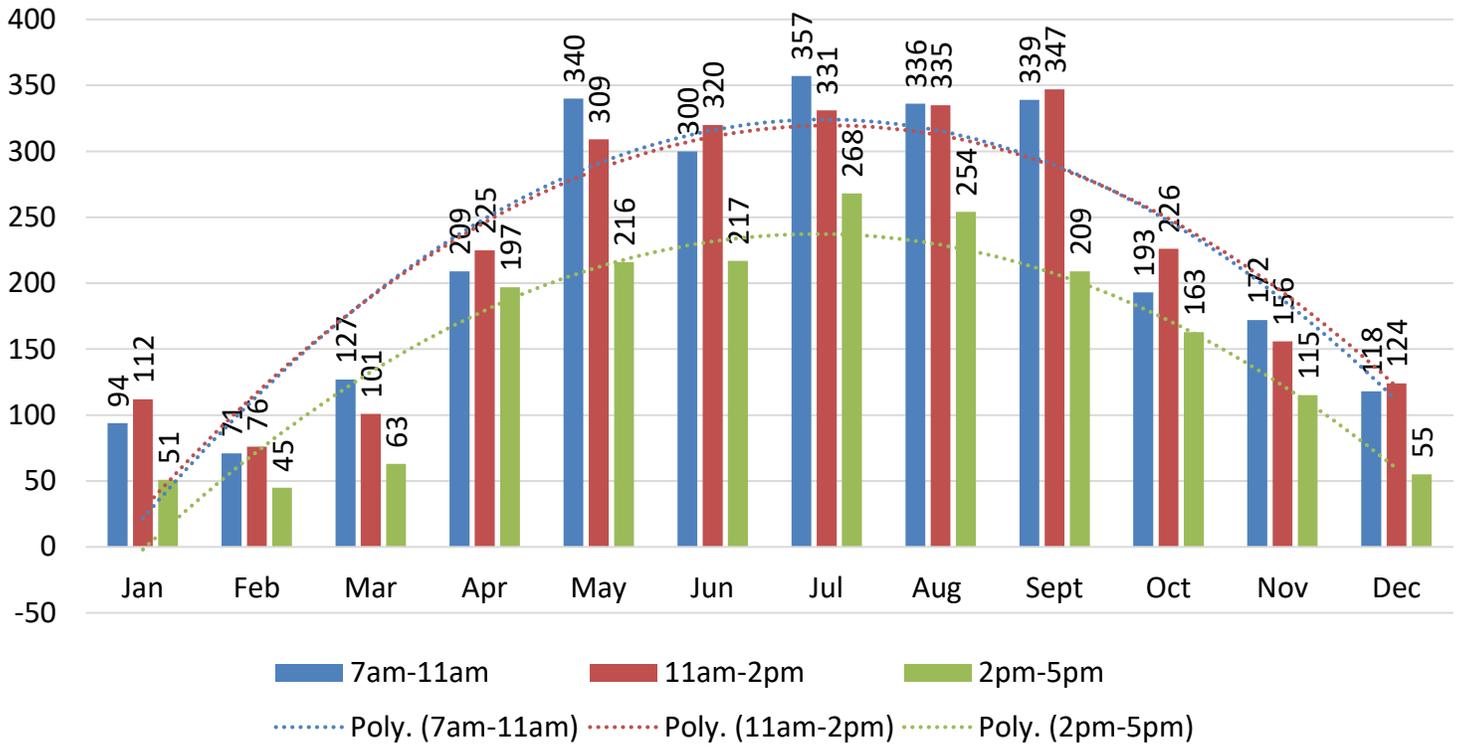
Usage - Current Day's of Operation (2017)



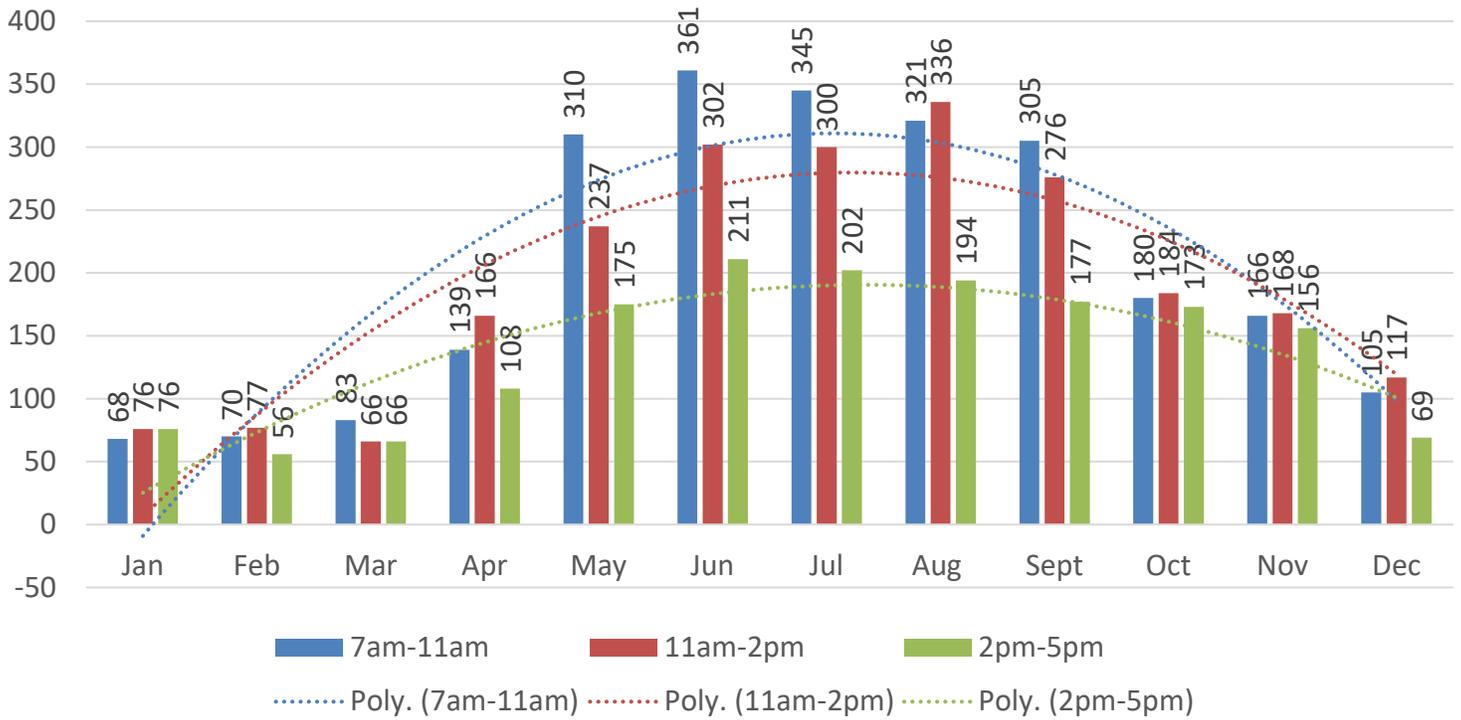
Usage - Current Day's of Operation (2016)



Usage - Current Times of Operation (2017)



Usage - Current Times of Operation (2016)



Seniors' Month Proclamation

Seniors' Month June 1-30, 2018

WHEREAS Seniors' Month is an annual province-wide celebration;

WHEREAS seniors have contributed and continue to contribute immensely to the life and vibrancy of the Municipality of French River;

WHEREAS seniors continue to serve as leaders, mentors, volunteers and important and active member of our community;

WHEREAS their contributions past and present warrant appreciation and recognition and their stories deserved to be told;

WHEREAS the health and well being of seniors is in the interest of all and further adds to the health and well-being of the Municipality of French River; and

WHEREAS the knowledge and experience seniors pass on to us continues to benefit all;

I, Mayor Claude Bouffard, do hereby proclaim June 1 to 30, 2018 **Seniors' Month** in the Municipality of French River and encourage all citizens of our community to recognize and celebrate the accomplishments of our seniors.

Dated in the Mayor's Office on this 16th day of May 2017.

Claude Bouffard
Mayor, Municipality of French River

Resolution for May 16th Regular Council Meeting:

WHEREAS Seniors' Month is an annual province-wide celebration; and

WHEREAS seniors have contributed and continue to contribute immensely to the life and vibrancy of the Municipality of French River; and

WHEREAS the health and well-being of seniors is in the interest of all and further adds to the health and well-being of the Municipality of French River; and

WHEREAS the Municipality of French River wishes to participate in the June 13th festivities;

THEREFORE BE IT RESOLVED THAT Council donates \$150 towards the luncheon and that Council participates in the preparation and setting up of the event.



École secondaire de la Rivière-des-Français

April 2nd, 2018

Dear friends of École secondaire de la Rivière-des-Français:

This year, commencement exercises at École secondaire de la Rivière-des-Français will be held on Thursday June 7th at 4:00 pm and we have been hard at work planning this special event.

As in the past, we are calling upon your generosity to offer our students scholarships and bursaries to help cover the high cost of postsecondary education. Therefore, we invite you to contribute to the future endeavours of the youths of our community by sending us a donation which in turn will be awarded to deserving students.

If you or the members of the group you represent wish to contribute to our graduation ceremony, please forward your donation (cheque, gift certificate, books, etc) before May 15th and make the cheque payable to École secondaire de la Rivière-des-Français.

On behalf of the 2018 graduating class, I thank you for your generosity. Investing in our youth is investing in our future! We are fortunate to include you among our friends.

Sincerely,

Alain Noël

Principal

AN/md



École secondaire de la Rivière-des-Français

RECEIVED

APR - 6 2018

MUNICIPALITY OF FRENCH RIVER

Le 2 avril 2018

Chers amis de l'École secondaire de la Rivière-des-Français,

Depuis quelque temps, nous préparons la cérémonie de la remise des diplômes qui aura lieu le jeudi 7 juin 2018 à 16 heures. Cette année encore une fois, nous faisons appel à votre générosité afin d'offrir des bourses qui visent à défrayer une partie des coûts reliés aux études postsecondaires de nos finissantes et finissants.

Nous vous invitons donc à nous faire parvenir un don que nous remettrons en votre nom, aux élèves méritants. Il est également possible de faire un don sous forme de certificat-cadeau ou de livre, etc. Toute contribution doit nous parvenir d'ici le 15 mai et tout chèque doit être préparé à l'ordre de l'É. s. de la Rivière-des-Français.

Investir dans nos jeunes, c'est investir dans l'avenir! Votre contribution au succès des jeunes de notre communauté est très appréciée. Au nom des diplômées et des diplômés de 2018, je vous remercie de votre grande générosité.

Je vous prie d'agréer, chers amis, l'expression de mes sentiments les meilleurs.

Le directeur de l'école,

Alain Noël

AN/md



Municipality of French River

MINUTES OF THE REGULAR COUNCIL MEETING

held in the Council Chambers

Wednesday, April 18, 2018 at 6pm

Members Present:

Mayor Claude Bouffard(Chair), Councillors Michel Bigras, Ronald Garbutt, Malcolm Lamothe (arrived at 6:47pm), Gisèle Pageau, Denny Sharp, Dean Wenborne

Members Excused:

Officials Present:

Marc Gagnon, Chief Administrative Officer
Mélanie Bouffard, Clerk
Tom Ng, Treasurer/Tax Collector
Robert Martin, Parks, Recreation & Facilities Manager
Carlie Zwiers, Executive Assistant

Guests:

3 Members of public

1. Call to Order and Roll Call

The Chair called the meeting to order at 6:00 p.m.

2. Adoption of Agenda (*and Additions if applicable*)

Moved By Gisele Pageau and Seconded By Mike Bigras

Resol. 2018- 85

BE IT RESOLVED THAT the agenda be approved as distributed.

Carried

3. Disclosure of Pecuniary Interest

Councillor Bigras declared a pecuniary interest at Item 5.5.3 and 5.5.4; his son is the Fire Chief.

4. Delegations

5. Reports and Items for Consideration

5.1 General Government

5.1.1 Report - Integrity Commissioner Services & Draft Scope of Work

The Clerk presented the report included in the agenda package; a Request for Proposal for Integrity Commissioner Services as per the Scope of Work presented will be released and further progress will be reported to Council.

5.1.2 Quarter Report - Clerk's Department

The Clerk presented the report included in the agenda package. As there were numerous questions relating to the Cemeteries' Care and Maintenance Funds, additional information will be presented at a subsequent meeting.

5.1.3 Report - Lame Duck Provisions

The Clerk presented the report included in the agenda package and outlined the changes required and those considered as housekeeping to define authorities already in practice to ensure that all required delegations are provided for and to delegate certain powers to the Chief Administrative Officer pursuant to Section 275 of the Municipal Act, 2001.

Resolution to pass a By-law to adopt the Delegation of Powers and Duties Policy

Moved By Mike Bigras and Seconded By Denny Sharp

Resol. 2018- 86

BE IT RESOLVED THAT By-law 2018-25, being a by-law to adopt the Delegation of Powers and Duties Policy be read a first, second and third time and finally passed.

Carried

5.1.4 Report - OPP Household Fee

The CAO presented the report included in the agenda package and requested direction on the method of collection the OPP costs.

Resolution to reaffirm the application of the OPP fee per household

Moved By Gisele Pageau and Seconded By Ron Garbutt

Resol. 2018- 87

BE IT RESOLVED THAT Council re-affirms its position to continue imposing the OPP fee per household of \$254.47 as authorized by Part XII Fees and Charges Section 391 Municipal Act, 2001 and that it continues to be regulated in the 2018 Final Tax Levy By-law and listed in the 2018 Fees and Related Charges By-Law.

Carried

Mayor Bouffard requested a Recorded Vote.

	FOR	AGAINST
COUNCILLOR Michel Bigras	x	
COUNCILLOR Ron Garbutt	x	
COUNCILLOR Gisèle Pageau	x	
COUNCILLOR Denny Sharp	x	
COUNCILLOR Dean Wenborne	x	
MAYOR Claude Bouffard		x

5.1.5 Item delayed.

5.2 Finance

5.2.1 Quarter Report - Treasury Department

The Treasurer presented the report included in the agenda package.

Councillor Lamothe arrived at 6:47pm.

5.1.5 Report - OGRA Conference by Councillor Lamothe

Councillor Lamothe presented the report included in the agenda package.

5.3 Public Works & Environment Services

5.3.1 Quarter Report - Public Works & Environmental Department

The Acting Manager presented the report included in the agenda package.

5.4 Community Services

5.4.1 French River Public Library Board Report by Councillor Pageau

Councillor Gisèle Pageau, member of the Board, presented the monthly report.

5.4.2 Quarter Report - Parks, Recreation & Facilities Department

The Manager presented the report included in the agenda package.

5.4.3 Award of the supply and installation of a New Dehumidifier at the Noëlville Community Centre

The Manager presented the report included in the agenda package.

Moved By Gisele Pageau and Seconded By Mike Bigras

Resol. 2018- 88

BE IT RESOLVED THAT Council awards the supply and installation of a New Dehumidifier at the Noëlville Community Centre Contract to CIMCO Refrigeration for an amount of \$30,697.91 plus applicable taxes.

Carried

5.5 Emergency Services and Public Safety

5.5.1 Manitoulin-Sudbury District Services Board Report by Councillor Wenborne

Councillor Wenborne presented the report included in the agenda package.

5.5.2 Quarter Report - Building Controls / Municipal Law Enforcement

The CAO presented the report included in the agenda package.

5.5.3 Quarter Report - Fire Department

The Fire Chief presented the report included in the agenda package.

Disclosure of Pecuniary Interest

Name: Councillor Mike Bigras

Disclosed his/her (their) interest(s), abstained from discussion and did not participate on this Item.

5.5.4 Resolution to adopt the Volunteer Firefighter Policy

The Fire Chief presented the report included in the agenda package.

Moved By Ron Garbutt and Seconded By Malcolm Lamothe

Resol. 2018- 89

BE IT RESOLVED THAT Council adopts the Volunteer Firefighter Policy.

Carried

Disclosure of Pecuniary Interest

Name: Councillor Mike Bigras

Disclosed his/her (their) interest(s), abstained from discussion and did not participate on this Item.

Break at 7:25 -7:30

5.6 Development & Planning

5.6.1 Consent Application - Daniel Hill & Richard and Nancy Wepler

The Clerk presented the report included in the agenda package.

Resolution to convey an existing public road which traverses the subject land to the Municipality for road purposes

Moved By Dean Wenborne and Seconded By Malcolm Lamothe

Resol. 2018- 90

BE IT RESOLVED THAT Council authorizes the Mayor and Clerk to sign the Acknowledgement & Direction for the conveyance of Part 2 of Plan 53R-20941 (Mayer Road, as shown on the attached sketch) from Daniel Hill & Richard and Nancy Wepler to the Municipality of French River for road purposes.

Carried

5.7 Correspondence

6. Consent Agenda

The following motion was presented to adopt the items contained in the Consent Agenda:

Moved By Ron Garbutt and Seconded By Dean Wenborne

Resol. 2018- 91

BE IT RESOLVED THAT Council approves the Items of the Consent Agenda under Sections 6.1, 6.3 and 6.4 and receives the Items under Sections 6.2.

Carried

Item 6.3.2 was taken out of the Consent Agenda to allow debate.

6.1 Adoption of Minutes

Moved By Ron Garbutt and Seconded By Dean Wenborne

Resol. 2018- 92

BE IT RESOLVED THAT Council adopts the following minutes as presented:

Regular Council Meeting held March 21, 2018

Carried

6.2 Receipt of Minutes (NIL)

6.3 Items for Consideration or Information

6.3.1 Monthly Disbursements Report

The total disbursements reported for the months of February 2018 were in the amount of \$485,091.06.

6.3.2 Items separated from the Consent Agenda to allow debate

6.4 By-laws

6.4.1 Appointment of Municipal Weed Inspector

Moved By Ron Garbutt and Seconded By Dean Wenborne

Resol. 2018- 93

BE IT RESOLVED THAT By-law 2018-21, being a by-law to appoint a Municipal Weed Inspector be read a first, second and third time and finally passed.

Carried

6.4.2 Appointment of Livestock Evaluator

Moved By Ron Garbutt and Seconded By Dean Wenborne

Resol. 2018- 94

BE IT RESOLVED THAT By-law 2018-22, being a by-law to appoint a Livestock Evaluator be read a first, second and third time and finally passed.

Carried

6.4.3 Tax Ratios By-law

Moved By Ron Garbutt and Seconded By Dean Wenborne

Resol. 2018- 95

BE IT RESOLVED THAT By-law 2018-23, being a by-law to establish the tax ratios for the year 2018 be read a first, second and third time and finally passed.

Carried

6.4.4 Final Tax Levy By-law

Moved By Ron Garbutt and Seconded By Dean Wenborne

Resol. 2018- 96

BE IT RESOLVED THAT By-law 2018-24, being a by-law to provide for the adoption of the current estimates and tax rates, and to further provide for penalty and interest in default of payment thereof for the year 2018 be read a first, second and third time and finally passed.

Carried

Items separated from the Consent Agenda to allow debate

6.3.2 Adoption of the 2018 Municipal Apportionment of the Sudbury East Planning Board

The Mayor requested the item to be separated to discuss the possibility of making quarterly payments instead of in one payment; Council generally agreed that a resolution be considered to give them notice for 2019 on the preferred payment method.

Moved By Ron Garbutt and Seconded By Mike Bigras

Resol. 2018- 97

BE IT RESOLVED THAT Council adopts the 2018 Sudbury East Planning Board Municipal Apportionment in the amount of \$51,520.

Carried

7. Notices of Motion

8. Announcement and Inquiries

9. Closed Session

10. Adjournment

Moved By Malcolm Lamothe and Seconded By Dean Wenborne

Resol. 2018- 98

BE IT RESOLVED THAT By-law 2018-25, being a by-law to confirm the proceedings of the Council of the Corporation of the Municipality of French River at a meeting held on April 18, 2018 be read a first, second and third time and finally passed.

Carried

Moved By Gisele Pageau and Seconded By Mike Bigras

Resol. 2018- 99

BE IT RESOLVED THAT the meeting be adjourned at 7:46 p.m.

Carried

MAYOR

CLERK

**SUDBURY EAST PLANNING BOARD
MINUTES
Thursday, March 8, 2018 at 5:30 p.m.
Sudbury East Planning Board Office
39 Lafontaine Street, Warren, Ontario**

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

MEMBERS ABSENT: Denny Sharp, Greg Hunt, Ginny Rook

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

PUBLIC PRESENT: Claude Bouffard, Ben Demore, Richard P. (Moore Propane representative)

1. MEETING CALLED TO ORDER

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

2. ADOPTION OF THE AGENDA

Resolution: 18-011

BE IT RESOLVED THAT the agenda for the Sudbury East Planning Board regular meeting of March 8, 2018 be adopted as distributed.

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 February 8, 2018 be adopted as distributed.

Resolution: 18-012

BE IT RESOLVED THAT the minutes of the Sudbury East Planning Board's regular meeting of February 8, 2018 be adopted as distributed.

MOVED BY: Paul Schoppmann

SECONDED BY: Jim Rook
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 15, 2018, being over twenty (20) days prior to this evenings meeting (ZBA 18-01SCR – 1905212 Ontario Limited) (ZBA 18-02BRW – John Goode). 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 18-01SCR – 1905212 Ontario Limited

Richard P. was present to represent Moore Propane for questions or comments from the board. The Director of Planning summarized the application. The subject property is located at 8550 Estaire Road in the unincorporated township of Secord.

The proposed amending by-law would add a Special Provision to the current industrial Rural Zone to and will increase the storage amount to 90,000 United States Water Gallons propane dispenser tank (s), in addition to the existing 2,000 USWG dispenser tank.

Moore Propane completed an up-to-date 2018 Review of Level 2 Risk and Safety Management Plan (RSMP) to address an increase of propane tank storage capacity to 90,000 United States Water Gallon propane dispenser tank at the filling plant at 8350 Estaire Road. The RSMP is required under Section 3.1 of Ontario Regulation (“O. Reg.”) 211/01, and its purpose is to review four main components of the original RSMP; a hazard analysis of the facility; a risk assessment of the largest propane storage quantity at the facility; risk mitigation and control plan; and an emergency response and preparedness plan. In addition, Stirling Engineering preformed a Quantitative Risk Assessment, a standard for “acceptable” level of risk through the Technical Standards and Safety Authority (TSSA), which concluded that the risk of fatality from an accidental propane release involving the largest vessel at the bulk filling plant is “acceptable”.

The application complies with the policies of the Official Plan because the industrial use is promoted in the Rural Policy Area.

With respect to zoning, the Zoning By-law will establish provisions for an increase of propane tank storage capacity to 90,000 USWG propane dispenser tank, along with the existing 2,000 USWG dispenser tank, minimum lot area (0.93 hectares), and minimum interior side yard (3.2 meters).

With respect to comments, the Board received comments from the Ministry of Transportation who

had no objection with the proposal. MTO did suggest that the applicant may need permits in the future.

No other comments were received through agency circulation.

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

The application can be supported from a planning perspective.

Board member Whycott asked if the risk factor was greater now with the enlarged tanks. Richard P. (Moore Propane representative) commented that all the necessary adjustments will be updated in order to be within the Level 2 Risk and Safety Management Plan (RSMP). The Director of Planning also stated that the proposal must satisfy TSSA guidelines prior to approval.

Resolution: 18-013

BE IT RESOLVED THAT By-law Number 18-01 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 18-01SCR, submitted by 1905212 Ontario Limited be read a first and second time this 8th day of March, 2018.

MOVED BY: Phil Belanger

SECONDED BY: Heide Ralph

Carried

Resolution: 18-014

BE IT RESOLVED THAT By-law Number 18-01 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 18-01SCR submitted by 1905212 Ontario Limited be read a third and final time this 8th day of March, 2018.

MOVED BY: Heide Ralph

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, not later than 20 days after the giving of notice under Section 53(17) of the Planning Act, R.S.O. 1990, Chapter P.13 is completed, appeal the decision or any condition imposed by the Planning Board or appeal both the decision and any condition to the Ontario Municipal Board by filing with the Secretary-Treasurer a notice of appeal setting out the reasons for the appeal, accompanied by the fee prescribed under the Ontario Municipal Board Act. During this appeal period, no building permit may be issued or other work commenced.

b) ZBA 18-02BRW – John Goode

No one was present from the public for questions or comments from the Board.

The subject property is located at 239 Chamberland Road in the Unincorporated Township of Burwash which is surrounded by waterfront residential to the west and east. Crown lands abut to the south. Nepewassi Lake abuts to the north. It appears that Chamberland Road traverses through the subject property based on the aerial photography.

The proposed amending by-law would add a Special Provision to the current Waterfront Residential Zone to permit two (2) seasonal dwellings for a period not to exceed one (1) year from the date of the passing of this By-law.

The applicant intends to demolish the existing cottage that was constructed in 1951 once the newly constructed dwelling is completed, which will be located directly south of the existing dwelling.

With respect to Official Plan policies, only one dwelling is permitted on a Waterfront Property as well as one sleep cabin, provided it complies with the provisions of the zoning by-law. At present, it does not comply, but would if one dwelling were removed or converted to other use.

With respect to zoning, the lot is undersized compared to the current area and frontage requirements, but is recognized as an existing lot of records. The existing cottage was constructed in 1951 and has a setback from the shoreline of approximately 17.7 metres. 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 14-01

Upon a site visit on February 13th, 2018, it was determined the dwelling has already been partially constructed (the shell of the structure is enclosed with plywood), therefore, presently, the subject property is in contravention with the zoning by-law. In addition, if the zoning by-law amendment is approved by the Planning Board, the issuance of the Zoning Conformity Permit will be subject to a post construction fee.

With respect to agency circulation, no comments or concerns were received.

No other comments were received through agency circulation or from the public

It is recommended that the by-law be passed to recognize the intended use of the subject lands. Director of Planning advised The Board that the applicant will require approvals from SDHU for a septic system and/or inspection with respect to the existing septic.

Resolution: 18-015

BE IT RESOLVED THAT By-law Number 18-02 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 18-02BRW, submitted by John Goode be read a first and second time this 8th day of March, 2018.

MOVED BY: Ned Whynott

SECONDED BY: Phil Belanger

Carried

Resolution: 18-016

BE IT RESOLVED THAT By-law Number 18-02 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 18-02BRW submitted by John Goode be read a third and final time this 8th day of March, 2018.

MOVED BY: Jim Rook

SECONDED BY: Ned Whynott

Carried

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 21, 2018, being over fourteen (14) days prior to this evenings meeting (B/04/18/KL-Estate of Alwyn Gerald Hooson), (B/05/18/MW- Brian and Sarah). 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/04/18/KL- Estate of Alwyn Gerald Hooson

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

Planning summarized the application. The lands are located approximately 2.5 kilometers west of Highway 69 and south of the Key River.

The purpose of this consent application is to correct the Planning Act infraction that occurred in the transfer. The transfer from Alwyn G. Hooson to Cathy Marcotte and Gerald Hooson happened without obtaining Planning Act consent while Alwyn G. Hooson retained ownership of the subject property to the west. The proposed severed lot is to be approximately 0.35 hectares in lot area with a lot frontage of approximately 45.0 metres and contains a seasonal dwelling (built in 1980). The proposed retained lot is to be approximately 0.41 hectares in lot area with a lot frontage of approximately 46.0 metres and contains a seasonal dwelling (built in 1967) and a shed.

The application complies with the policies of the Official Plan.

With respect to zoning, the 'Waterfront Residential (WR)' Zone minimum lot area and the minimum lot frontage are 0.80 hectares and 60.0 metres respectively. The proposed lot to be severed has an area of 0.35 hectares with a lot frontage of 45.0 metres which is below the requirements of the WR Zone and the retained lot which has an area of 0.41 hectares with a lot frontage of 46.0 metres which is also below the requirements of the WR Zone. Both the severed lot and retained lot would apply to Section 6.26 (a) of the Zoning By-law provides that where an existing lot has less than the minimum lot area or minimum lot frontage than is required herein, and the lot was legally created prior to the passing of this By-law then the lot shall be deemed to comply with the requirements of this By-law with respect to lot area and lot frontage, therefore no variance is required to recognize the reduced lot area and lot frontage.

No other comments were received through agency circulation or from the public.

There were no comments or questions from the Board.

Resolution: 18-017

BE IT RESOLVED THAT Consent Application B/04/18/KL submitted by Estate of Alwyn Hooson be recommended for approval as per the report prepared by the Director of Planning.

MOVED BY: Heide Ralph

SECONDED BY: Jim Rook

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 Municipal Board Act.

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

b) B/05/18/MW – Brain and Sarah Wright

The Director of Planning summarized the application. The lands are located on the east side of Main Street, approximately 185.0 metres south of Highway 17. The subject lands abut the settlement boundary for the Village of Markstay-Warren to the east and are surrounded by rural uses to the east and southeast and residential uses to the immediate north and south.

The purpose of the Application for Consent is to effect a lot addition of approximately 944 m² to be severed from the above noted property and to be added to the adjacent property to the east to provide legal access to the subject lands.

With respect to the official plan, Section 4.5.1 outlines instances where consent is permitted, including lot boundary adjustment.

With respect to zoning, the subjects lands are already zoned Rural (RU) as well as the lands which are benefitting from the lot addition are zoned Rural (RU). Both the retained lot and severed lots will continue to meet the minimum requirements of the Rural (RU)zone.

The respect to agency circulation, both Hydro One and Bell Canada had no concerns. No other comments were received through agency circulation or from the public.

No other comments were received through agency circulation or from the public.

There were no other comments or questions from the Board.

Resolution: 18-018

BE IT RESOLVED THAT Consent Application B/05/18/MW submitted by Brian and Sarah Wright be recommended for approval as per the report prepared by the Director of Planning.

MOVED BY: Paul Schoppmann

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 Ontario Municipal Board Act.

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

8. NEW BUSINESS

a) -Director Of Planning (Review of RFP)

A Draft Request For Proposals (RFP) for the upcoming New Official Plan prepared by the Director of Planning was presented to the board. Board member Whynott and Rook questioned if the estimated New Official Plan cost of \$100,000 was an amount the Director Of Planning was “comfortable” with. The Director of Planning stated that with reviewing other planning boards experiences, it is a fair estimate to guide by. Board members gave the Director of Planning the go ahead to receive proposals from consultants for the RFP.

9. BUSINESS ARISING FROM PREVIOUS MINUTES

No new business

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

No Notices of Motion were received

11. PAYMENT OF VOUCHERS

a) February 2018

Resolution 18-019

BE IT RESOLVED THAT the statement of disbursements for the month of February 2018 in the amount of \$14,398.94 to be distributed and is hereby approved for payment.

MOVED BY: Heide Ralph

SECONDED BY: Ned Whynott

Carried

12. ADJOURNMENT

Resolution: 18-020

BE IT RESOLVED THAT the Meeting be adjourned at 6:15 P.M.

AND THAT the next regular meeting be held on April 12th, at 5:30 P.M. at the Sudbury East Planning Board Office in Warren.

MOVED BY: Heide Ralph

SECONDED BY: Phil Belanger

Carried.



CHAIR



SECRETARY-TREASURER