

**SUDBURY EAST PLANNING BOARD
MINUTES
Thursday, December 12, 2024 at 5:30 p.m.
Virtual Meeting/ Municipal Office of French River**

MEMEBERS PRESENT

VIRTUALLY: Dave Froats, Renne Germain

MEMBERS PRESENT: Carol Lemmon, Bob Prevost, Steve Olsen, Mary Bradbury, Dave Viau, Josh Lachance

MEMBERS ABSENT: Rachelle Poirier, Paul Branconnier

OFFICIALS PRESENT: Matthew Dumont, Director of Planning/Secretary-Treasurer
Nancy Roy, Administrative Assistant, Kim Morris (CAO-Markstay-Warren),

PUBLIC PRESENT

VIRTUALLY:

1. MEETING CALLED TO ORDER

Chairperson Prevost called the meeting to order at 5:30 p.m.

2. ADOPTION OF THE AGENDA

Resolution: 24-064

BE IT RESOLVED THAT the agenda for the Sudbury East Planning Board regular meeting of December 12, 2024 be adopted as distributed.

MOVED BY: Josh Lachance

SECONDED BY: Carol Lemmon

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 November 14th, 2024 be adopted as distributed.

Resolution: 24-065

BE IT RESOLVED THAT the minutes of the Sudbury East Planning Board's regular meeting of November 14, 2024 be adopted as distributed.

MOVED BY: Dave Viau

SECONDED BY: Mary Bradbury

Carried

5. PRESENTATIONS/DELEGATIONS

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 November 26th, 2024, being over fourteen (14) days prior to this evenings meeting (B/28-29/24/FR- Christine Charron). 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/28-29/24/FR – Christine Charron**

The Director of Planning summarized the application.

The Sudbury East Planning Board has received applications for consents and zoning By-law amendments which proposes to create two Rural lots from the subject lands on Highway 535 in the Municipality of French River, and to rezone a portion of the lot (both the proposed severed lots) from 'Rural (RU)' to 'Special Rural (SRU)' to recognize the proposed lot areas. Each of the proposed

lots will have lot areas of approximately 4.8 hectares and lot frontages of approximately 120 metres on Highway 535 and are presently vacant land; the proposed retained lot will have a lot area of 15 hectares and a lot frontage of approximately 380 metres and is presently vacant.

With respect to the OP

4.5.1 Consent Policies

In this case, proposed severed 'Lot 1' and 'Lot 2' will not meet the requirements for minimum lot area under the 'Rural (RU)' Zone. The proposed retained parcel of land will meet the requirements of the 'Rural (RU)' Zone. 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 on November 5th, 2024, and they support the proposed severance in principle, with the following comments to consider: **MTO residential entrance permits** will be required for the proposed driveways on lots A & B as well as the existing driveway on lot C, placement of any buildings or structures within 45 meters of the Hwy 535 right of-way will require an MTO building/land use permit, no additional entrances and/or direct highway access will be granted for lots A, B and C, MTO policy to only allow one access connection per lot of record, and any future development or change in land use must be subject to MTO review. 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), comments were received stating that it appears that the proposed severed and retained lots are capable of development for installation of a septic tank and leaching bed system. Appropriate documentation with respect to availability of sewage hauling services and probability of potable water have been provided and are supported. 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

Current Zoning: **Rural (RU) Zone**

Proposed Zoning: **Special Rural (SRU) – Special Provision 109**

The proposed lot to be retained is zoned Rural (RU) which requires a minimum lot area of 5.0 hectares and a minimum lot frontage of 100 metres. The proposed lot to be retained has an approximate lot area of 15 hectares and an approximate road frontage of 380 metres on Highway 535. The proposed retained lot will continue to meet the requirements of the RU Zone.

Each of the proposed severed lots will have lot areas of approximately 4.8 hectares and lot frontages of approximately 120 metres on Highway 535 and are presently vacant land. Rural (RU) Zone requires a minimum lot area of 5.0 hectares, therefore Special Provision 108 is to recognize the proposed 4.8 hectares of lot area. All the other applicable standards under the RU Zone are to conform to the proposed severed lots.

Agency Comments:

The Municipality of French River has no objection to the severance. The Consent Application will be subject to Conditions relating to Parkland contribution.

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

The Ministry of Transportation: please refer to comments noted in the Official Plan Section of the report.

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

The application for consent is consistent with the 2024 Provincial Planning Statement, conforms with the intent of 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.

Member Viau asks if the Special Provision Rural is to recognize the size of the lot. The Director of Planning states that it is.

Member Lemmon questions if the retained lot is vacant and why did the owners choose the size they did? The Director of planning states that it is vacant and that the severed size of lot was the personal preference of the owners.

There were no more questions from the board.

Resolution: 24-066

BE IT RESOLVED THAT Consent Application B/28-29/24/FR submitted by Christine Charron be recommended for approval as per the report prepared by the Director of Planning.

MOVED BY: Mary Bradbury

SECONDED BY: Dave Froats

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

7. BUSINESS ARISING FROM PREVIOUS MINUTES

- Office Relocation Agreement (document for the Board Members for information purposes only)

8. NEW BUSINESS

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

10. PAYMENT OF VOUCHERS

a) November 2024

Resolution 24-067

BE IT RESOLVED THAT the statement of disbursements for the month of November 2024 in the amount of \$16,228.61 to be distributed and is hereby approved for payment.

MOVED BY: Dave Viau

SECONDED BY: Mary Bradbury

Carried

11. ADJOURNMENT

Resolution: 24-068

BE IT RESOLVED THAT the Meeting be adjourned at 6:08 P.M.

AND THAT the next regular meeting be held on February 13th, 2025 at 5:30 p.m. at the Municipality of French River Municipal Office Virtually and in person.

MOVED BY: Carol Lemmon

SECONDED BY: Mary Bradbury

Carried.



CHAIR



SECRETARY-TREASURER