

CORPORATION OF THE TOWNSHIP OF BLACK RIVER-MATHESON

MINUTES

Planning Advisory Committee Meeting  
Thursday, March 7, 2019  
3:00 p.m., Council Chambers, Matheson



- PRESENT:** Chair R. Coughlin  
Councillor D. De Marchi  
J. Mackenzie  
R. Browne  
G. Quigley
- ABSENT:** Councillor C. Cumming
- ALSO PRESENT:** J. Regan, CAO  
C. Child, Director of Corporate Services  
C. Nicholson, Chief Building Official
- GUESTS:** H. Martin  
M. Martin  
A. Martin  
K. Beauchamp  
E. Bauman  
M. Bauman  
  
C. Welsh, City of Timmins Planner (Via telephone)
- DELETIONS:**
- ADDITIONS:**

**DECLARATIONS:**

Meeting called to order at 3:00p.m.

Moved By: Councillor De Marchi 2019 - 06  
 Seconded By: Robert Browne Approve  
 THAT the agenda for the Black River-Matheson Planning Advisory Agenda  
 Committee meeting of Thursday, March 7, 2019 be approved, as  
 printed.  
 Carried.

Moved By: Gary Quigley 2019 - 07  
 Seconded By: Councillor De Marchi Adopt  
 THAT the minutes of the Planning Advisory Committee meetings held Minutes  
 Thursday, February 21, 2019 be approved.  
 Carried.

Moved By: Councillor De Marchi 2019 - 08

Seconded By: Gary Quigley

Consent Application (Bauman)

THAT the Black River-Matheson Planning Advisory Committee hereby recommends the approval of the consent application (C2019-02) as submitted by Elam Bauman to create an 8m wide right-of-way for a private access road across the owner's property in favour of the one property to the north as applied for.

It is therefore recommended that the application be approved subject to the following:

That this approval applies only to create an 8m wide right-of-way for a private access road across the owner's property in favour of the one property to the north as applied for and shown on the sketch that accompanied the application.

That this approval refers to the lands known as Parcel 10906 Sec Sec; S Pt Broken Lt 12 Con 4 Carr as in CP 5504; Black River-Matheson. PIN 65365-0036 LT.

Municipal address: 2156 Red Deer Road East, Val Gagne.

That the following documents be provided for the transaction described in the aforementioned condition

No. 1:

the original executed Transfer/Deed of Land form, a duplicate original and one photocopy for our records;

a schedule to the Transfer/Deed of Land form set out on which is the entire legal description of the parcel(s) in question. This schedule must also contain the names of the parties indicated on page one of the Transfer/Deed of Land form;

A reference plan of survey which bears the Land Registry Office registration number and signature as evidence of its deposit therein illustrating the parcels to which the consent approval relates.

That the Transfer/Deed of Land form noted in condition No. 2 shall not identify the transferor and the transferee as the same person.

That the owner must comply with policy of Council of the Township of Black River-Matheson as set out under Resolution 336-95 in respect to the payment of any outstanding municipal taxes, and any other charges or local improvement taxes on their lot.

Subject to approval from the Director of Works and Operation regarding upgrading of the existing entrance from Red Deer Road East. That installation of all driveway culverts must be approved by the Director of Works and Operations.

Carried.

Moved By: Councillor De Marchi

2019 - 09 Consent Application (Bauman)

Seconded By: John Mackenzie

THAT the Black River-Matheson Planning Advisory Committee hereby recommends the approval of the consent application (C2019-03) as submitted by Mary Bauman to create an 8m wide right-of-way for a

private access road across the owner's property in favour of the one property to the north as applied for.

It is therefore recommended that the application be approved subject to the following:

That this approval applies only to create an 8m wide right-of-way for a private access road across the owner's property in favour of the two properties to the north as applied for and shown on the sketch that accompanied the application.

That this approval refers to the lands known as Parcel 10300 Sec Sec; N Pt Broken Lt 12 Con 5 Carr as in CP5097; Black River-Matheson. PIN 65365 -0035 LT;

That the following documents be provided for the transaction described in the aforementioned condition

No. 1:

the original executed Transfer/Deed of Land form, a duplicate original and one photocopy for our records;

a schedule to the Transfer/Deed of Land form set out on which is the entire legal description of the parcel(s) in question. This schedule must also contain the names of the parties indicated on page one of the Transfer/Deed of Land form;

A reference plan of survey which bears the Land Registry Office registration number and signature as evidence of its deposit therein illustrating the parcels to which the consent approval relates.

That the Transfer/Deed of Land form noted in condition No. 2 shall not identify the transferor and the transferee as the same person.

That the owner must comply with policy of Council of the Township of Black River-Matheson as set out under Resolution 336-95 in respect to the payment of any outstanding municipal taxes, and any other charges or local improvement taxes on their lot.

Subject to approval from the Director of Works and Operations (Public Road) regarding upgrading of the existing entrance from Red Deer Road East. That installation of all driveway culverts must be approved by the Director of Works and Operations.

Carried.

Recorded Vote:

YEAS

Councillor De Marchi

John Mackenzie

Robert Browne

Ron Coughlin

NAYS

Gary Quigley

Moved By: John Mackenzie

Seconded By: Robert Browne

THAT the Planning Advisory Committee recommends the approval of zoning application ZBA-2019-02 and zoning application ZBA-2019-03 for an amendment of the Comprehensive Zoning By-law 2016-31 for the Township of Black River-Matheson and enacts as follows:

WHEREAS By-law 2016-31, the Comprehensive Zoning By-law for the Township of Black River-Matheson Schedule "A" is hereby amended by changing the zone designation from "RU" Rural to "RU-10" Special Rural Zone 10 for the land described herein and as shown on Schedule "A" which is attached to and forms part of this by-law;

WHEREAS notwithstanding any other provisions of this by-law to the contrary, within any area designated RU-10 on Schedule A, all provisions of this By-law applicable to the RU Zone shall apply subject to the following provisions:

All buildings or structures, including a dwelling intended for permanent year-round use are permitted to be accessed by a private access road where a Private Road Agreement with the Township of Black River-Matheson is registered on title for the property.

AND WHEREAS Parcel 10300 Sec Sec; S Pt Broken Lt 12 Con 5 Carr as in CP 5097; Township of Black River-Matheson. PIN 65365-0035 LT.

Part of Parcel 17131; N Pt Lt 12 Con 5 Carr being all that Pt of said Lt lying N of a line drawn across said Lt parallel with the S Boundary thereof and distant N therefrom 38 chains containing by admeasurement 160 acres more or less; excepting the land covered with the waters of Black River crossing the said lands; Black River-Matheson. PIN 65365-0034 LT.

Carried.

Recorded Vote:

YEAS

Councillor De Marchi

John Mackenzie

Robert Browne

Ron Coughlin

NAYS

Gary Quigley

Moved By: Councillor De Marchi

Seconded By: John Mackenzie

THAT this meeting of the Planning Advisory Committee be hereby adjourned at 4:05p.m.

Carried.

CHAIR

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CLERK

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