



CENTRAL TIMISKAMING PLANNING BOARD

AGENDA

TUESDAY, MARCH 10TH, 2015 @ 6:00PM

ENGLEHART TOWN HALL

1. CALL TO ORDER
2. DISCLOSURE OF PECUNIARY INTEREST
3. APPOINTMENT OF CHAIR
4. ADOPTION OF AGENDA
5. ADOPTION OF MINUTES OF PREVIOUS MEETING
 - a. Meeting of August 12th, 2014
6. DELEGATIONS
 - a. None
7. UNFINISHED BUSINESS
 - a. None
8. CORRESPONDENCE
 - a. 5454-Consent-2015-01 – Township of Chamberlain
 - i. Brad and Amanda Schenk, Consent Application
 - ii. Notice of Application and Public Meeting
 - iii. Township of Chamberlain, Municipal Questionnaire
 - iv. Township of Chamberlain, Motion in Support
 - v. Planning Report, Tunnock Consulting Ltd.

9. RESOLUTIONS

- a. Notice of Decision – 5454-Consent-2015-01-Schenk – Township of Chamberlain
- b. Election of Vice-Chair
- c. Administration Fee
- d. Municipal and Board Planner Recommendation
- e. 2015 Budget Estimates

10. BYLAWS

- a. NONE

11. NEW BUSINESS

12. ADJOURNMENT

CENTRAL TIMISKAMING PLANNING BOARD

REGULAR MEETING August 12th, 2014 6:20 pm

TOWN OF ENGLEHART – COUNCIL CHAMBERS

PRESENT Chair: Bill Dickinson
Charlton-Dack representative: Wayne Pawson
Charlton-Dack representative: Debbie Veerman
Englehart representative: Doug Metson
Evanturel representatives: Barb Beachey

Secretary-Treasurer: Dan Thibeault

REGRETS Chamberlain representative: Barb Cook
Englehart representative: Diane Peplinski
Evanturel representative: Derek Mundle

There was an audience.

CALL TO ORDER

14-22 Moved by: Doug Metson
Seconded by: Barbara Beachey

THAT the Central Timiskaming Planning Board meeting of August 12th, 2014 be called to order at 6:20 pm.

CARRIED

ADOPTION OF AGENDA

14-23 Moved by: Barbara Beachey
Seconded by: Wayne Pawson

THAT the agenda for August 12th, 2014 be approved as presented.

CARRIED

DECLARATION OF PECUNIARY INTEREST:

None declared

ADOPTION OF MINUTES

14-24 Moved by: Barbara Beachey
Seconded by: Doug Metson

THAT the minutes of the meeting of July 8th, 2014 be approved as presented.

CARRIED

BUSINESS

14-25 Moved by: Doug Metson
 Seconded by: Barbara Beachey

THAT the severance application 5449-Consent-2014-03 is approved with a last date of appeal of September 1st, 2014 subject to such standard conditions and other specific conditions as identified under the Central Timiskaming Planning Board Notice of Decision.

FURTHER THAT the reasons for approval include:

- The municipality supports the application;
- No concerns or objections have been raised through the circulation of the application;
- The application conforms with the Official Plan for the Planning Area;
- The application complies with the Zoning By-Law in effect for the municipality.

CARRIED

14-26 Moved by: Barbara Beachey
 Seconded by: Doug Metson

THAT the severance application 5449-Consent-2014-04 is approved with a last date of appeal of September 1st, 2014 subject to such standard conditions and other specific conditions as identified under the Central Timiskaming Planning Board Notice of Decision.

FURTHER THAT the reasons for approval include:

- The municipality supports the application;
- No concerns or objections have been raised through the circulation of the application;
- The application conforms with the Official Plan for the Planning Area;
- The application complies with the Zoning By-Law in effect for the municipality.

CARRIED

NEXT MEETING

14-21 Moved by: Doug Metson
 Seconded by: Barbara Cook

THAT this Board meeting of August 12th, 2014 be adjourned at 6:50 pm until September 9th, 2014 or at the call of the Chair.

CARRIED

CHAIR

RECORDING SECRETARY



CENTRAL TIMISKAMING PLANNING BOARD CONSENT TO SEVER APPLICATION FORM

CONCURRENT APPLICATIONS FILED Note to Applicant: For each application that is filed concurrently, complete and attach the appropriate application form and fees.	OFFICE USE ONLY Date Stamp - Date Received
Zoning By-law Amendment Subdivision Minor Variance Site Plan Control <input checked="" type="checkbox"/> Other (Specify): <i>Consent Only</i>	<div style="font-size: 2em; font-family: cursive;">Chamberlain</div> FOR REFERENCE PURPOSES

NOTE TO APPLICANT: The municipality will refuse to accept this application as complete until all required supporting information or material is received and the application fee is paid.

REQUIREMENTS FOR A COMPLETE APPLICATION INCLUDE:

<input checked="" type="checkbox"/>	The completed application form.
<input type="checkbox"/>	2 copies of sketch/plan, in metric units, showing all EXISTING and PROPOSED building(s) and structure(s) on subject lands. Sketch/plan must include the following: <ul style="list-style-type: none"> <input type="checkbox"/> The location and dimensions of all existing and proposed buildings and structures on the land intended to be severed and the land intended to be retained [including location of sewage disposal system(s) and well(s)] <input type="checkbox"/> The boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land; <i>N/A</i> <input type="checkbox"/> The approximate distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing; <input type="checkbox"/> The boundaries and dimensions of the subject land, the part that is intended to be severed and the part that is intended to be retained; <input type="checkbox"/> The location of all land previously severed from the parcel originally acquired by the current owner of the subject land; <input type="checkbox"/> The approximate location of all natural and artificial features (<i>for example, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks</i>) that: <ul style="list-style-type: none"> <input type="checkbox"/> Are located on the subject <u>and</u> adjacent lands; and <input type="checkbox"/> In the applicant's opinion, may affect the application; <input type="checkbox"/> The current uses of the land that is adjacent to the subject land (<i>for example, residential, agricultural or commercial</i>); <input type="checkbox"/> The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right of way; <input type="checkbox"/> If access to the subject land is by water only, the location of the parking and docking facilities to be used; <input type="checkbox"/> The location and nature of any easement or restrictive covenant affecting the subject land.
<input type="checkbox"/>	Application Fee(s) made payable to the municipality.
<input type="checkbox"/> <i>N/A</i>	A Letter of Authorization from the Owner (with dated, original signature) OR completion of the Owner's Authorization on page 5 (item 14), if the Owner is not filing the application.
<input checked="" type="checkbox"/>	Other information identified at the pre-consultation meeting or by the municipality.

PLEASE LIST ANY REPORTS OR STUDIES THAT ACCOMPANY THIS APPLICATION (supply one copy of each)

This application package must be submitted to the Secretary-Treasurer of the Committee of Adjustment.



**FOR APPLYING FOR CONSENT TO SEVER UNDER SECTION 53(2), ONTARIO REGULATION
197/96 OF THE PLANNING ACT**

1.0 APPLICANT INFORMATION		
Complete the information below. All communication will be directed to the Primary Contact with a copy to the Owner.		
1.1 Name of Owner(s). An owner's authorization is required in Section 8, <i>if the applicant is not the owner.</i>		
Name of Owner <i>BRAD & AMANDA SCHEUK</i>	Home Telephone No. <i>705-544-7797</i>	Business Telephone No. <i>705-544-3881</i>
Address <i>BOX 408 ENGLEHART</i>	Postal Code <i>P0S 1H0</i>	Fax No.
Email <i>brad_schenk@hotmail.com</i>	Cell No. <i>705-544-3881</i>	
1.2 Agent/Solicitor/Applicant: Name of the person who is to be contacted about the application. If different than the owner. (This may be a person or firm acting on behalf of the owner. See Section 8)		
Name of Contact Person/Agent	Home Telephone No.	Business Telephone No.
Address	Postal Code	Fax No.
Email:	Cell No.	
1.3 Indicate to whom correspondence is to be sent (check one please) Owner <input type="radio"/> Authorized Agent <input type="radio"/> Solicitor <input type="radio"/>		

2.0 LOCATION OF THE SUBJECT LAND (COMPLETE APPLICABLE BOXES IN 2.1)			
2.1 Municipal Address (mailing address) <i>447367 chamberlain Rd 4</i>			Postal Code <i>P0S 1H0</i>
Concession Number(s) <i>4</i>	Lot Number(s) <i>S 1/2 Lot 5</i>	Registered Plan No. <i>54R-5807</i>	Lot(s)/Block(s)
Reference Plan No.	Part Number(s)	Parcel Number(s) <i>61268-0549</i>	Former Township:
Assessment Roll No. <i>5454 000 000 114 1100</i>			



3.0 PURPOSE OF APPLICATION	
3.1	Type and Purpose of the proposed transaction (check appropriate space): <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Creation of a new lot <input type="checkbox"/> Mortgage <input type="checkbox"/> Addition to a lot <input type="checkbox"/> Lease <input type="checkbox"/> Right-of-way <input type="checkbox"/> Correction <input type="checkbox"/> Easement <input type="checkbox"/> Other purpose (please specify) <p>Please Note: If purpose is correction of title, attach copy of transfer containing incorrect description. If purpose is validation of title, please fill out "Validation" application instead.</p>
3.2	Name of person(s), if known, to whom land or interest in land is to be transferred, leased or changed:
3.3	If a lot addition, identify/describe the lands to which the parcel will be added (Also illustrate on the required sketch):

4.0 DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION	
4.1 Lands to be Severed	
Frontage(m): 366.516 m Depth (m): 586.289 m Area (ha/m ²): 20.19 ha	Existing Use: ^{BS} Vacant Camp / Cottage Proposed Use: Cottage Existing Buildings/Structures: 16x20 Camp / Cottage Proposed Buildings/Structures: Same
4.2 Lands to be Retained	
Frontage(m): 489.64 m Depth (m): 402.671 m Area (ha/m ²): 28.3725 ha	Existing Use: Farm / Residence Proposed Use: Farm / Residence Existing Buildings/Structures: House, Shop Proposed Buildings/Structures: Same



4.3 Are there any easements or restrictive covenants affecting the subject lands? Yes No
 If yes, please describe the easement or covenant and its effect.

4.4 Type of Access (Check appropriate box and state road name):

Severed	Retained	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Provincial Highway (#): Highway 11
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Municipal Road, Maintained Year Round: Chamberlain Rd 4
<input type="checkbox"/>	<input type="checkbox"/>	Municipal Road, Seasonally Maintained:
<input type="checkbox"/>	<input type="checkbox"/>	County/District Road (#):
<input type="checkbox"/>	<input type="checkbox"/>	Private Road:
<input type="checkbox"/>	<input type="checkbox"/>	Right-of-way:
<input type="checkbox"/>	<input type="checkbox"/>	Water Access:

4.5 If located on a municipal/County/District Road, is there an existing municipal/County/District approved entrance to the proposed severed lot? Yes No

If no, please indicate on sketch, location of proposed entrance for Public Works Manager's inspection purposes.

4.6 If located on water: N/A

- What is the name of the water body?
- Describe the location of parking and docking facilities to be used and the distance from the subject lands. Indicate whether parking is public or private

4.7 Water Supply for Retained land shall be provided by:

<input type="checkbox"/>	Municipal piped water	<input checked="" type="checkbox"/>	Privately owned & operated individual wells for each lot
<input type="checkbox"/>	Privately Owned and Operated Communal Well	<input type="checkbox"/>	Other (specify, e.g., lake, bottled):

4.8 Water Supply for Severed Parcel(s) shall be provided by:

<input type="checkbox"/>	Municipal piped water	<input checked="" type="checkbox"/>	Privately owned & operated individual wells for each lot
<input type="checkbox"/>	Privately Owned and Operated Communal Well	<input type="checkbox"/>	Other (specify, e.g., lake, bottled):

4.9 Sewage Disposal for Retained land shall be provided by:

<input type="checkbox"/>	Municipal sanitary sewers	<input checked="" type="checkbox"/>	Privately owned individual septic system for each lot
<input type="checkbox"/>	Privately owned communal collection	<input type="checkbox"/>	Other (specify):

N/A

If the application would permit development on privately owned and operated individual or communal septic systems, and more than 4,500 litres of effluent produced per day as a result of the development being completed, a servicing options report and a hydrogeological report is required.

Title and date of servicing options report and/or hydrogeological report:



4.10 Sewage Disposal for Severed Parcel(s) shall be provided by:

<input type="checkbox"/>	Municipal sanitary sewers	<input type="checkbox"/>	Privately owned individual septic system for each lot
<input type="checkbox"/>	Privately owned communal collection	<input checked="" type="checkbox"/>	Other (specify): <i>Outhouse</i>
<input type="checkbox"/>	If the application would permit development on privately owned and operated individual or communal septic systems, and more than 4,500 litres of effluent produced per day as a result of the development being completed, a servicing options report and a hydrogeological report is required.		
	Title and date of servicing options report and/or hydrogeological report:		

4.11 Storm Drainage (Indicate the proposed storm drainage system)

<input type="checkbox"/>	Storm Sewers	<input checked="" type="checkbox"/>	Ditches
<input type="checkbox"/>	Swales	<input type="checkbox"/>	Other (please state)

4.12 Other Services (Check if the service is available)

<input checked="" type="checkbox"/>	Electricity	<input checked="" type="checkbox"/>	School Bussing
<input type="checkbox"/>	Garbage Collection	<input type="checkbox"/>	

5.0 LAND USE AND HISTORY OF THE SUBJECT LAND

5.1 Has the subject land ever been the subject of an application for approval of a plan of subdivision or a consent under the Planning Act? Yes No Unknown *Natural by highway*
 If Yes and if known, provide below, the application file number and the decision made on the application.

5.2 Has any land been severed from the parcel originally acquired by the current owner of the subject land? Yes No Unknown
 If yes and if known, indicate previous severances on the required sketch and supply the following information for each lot severed.
 Date of transfer:
 Name of Transferee:
 Land use of parcel:

5.3 Has any land been severed from the parcel by the prior owner(s)? Yes No Unknown
 If yes and if known, please provide below any names & if possible, current addresses of prior owners of which you may be aware:

5.4 Did the current owner acquire the subject land as a result of a consent (i.e. was a lot severed and transferred to the current owner)? Yes No
 If yes, prior owner should be noted in 5.3 above.

5.5 Current Zoning (Specify zone symbol): *RU - Rural*

5.6 Current Official Plan Land Use Designation: *Rural*



5.7 Is the subject land currently the subject of a proposed official plan or official plan amendment that has been submitted for approval? Yes No If yes, specify the file number and status of the application:

5.8 If the subject lands are the subject of any other application under the *Planning Act*, please fill out required fields on page 1.

5.9 Has the property ever been subject to an application under the *Planning Act*? Yes No
If the answer was yes, please indicate the file number and status of the application:

Has any land been severed from the parcel originally acquired by the owner of the subject land?

If the answer was 'yes', please indicate the date of the transfer, the name of the transferee and the uses of the severed land:

5.10 Is the application consistent with policy statements issued under subsection 3(1) of the *Planning Act*?
Yes No If yes, please explain how the application is consistent with the Provincial Policy Statement, reference section numbers:

5.11 Land Use Features

ARE THERE ANY OF THE FOLLOWING USES OR FEATURES ON THE SUBJECT LANDS AND/OR WITHIN 500 METRES OF THE SUBJECT LANDS	ON THE SUBJECT LANDS	WITHIN 500 METRES OF SUBJECT LANDS
An agricultural operation (any livestock facility, occupied or vacant, including manure storage). If yes, please submit a Minimum Distance Separation (MDS) calculation with application (<i>contact Secretary Treasurer for More Information</i>)		
A landfill site (active or non-operating)		
A sewage treatment plant or waste stabilization pond		
A Municipal or Federal Airport (including an aerodrome)		
A municipal wellhead within 1000 m		
An operating mine site within 1000 m (specify mine site)		
A rehabilitated or abandoned mine site or mine hazards		
An operating pit within 150 m or quarry within 500 m.		
Any industrial use		
Provincial Park or Crown Lands		
An active or abandoned rail line and/or trail		
A natural gas or petroleum pipeline		
A floodplain		
Significant wildlife habitat and/or significant habitat of Species at Risk (including but not limited to endangered and threatened species)		



Fish habitat		
A contaminated site		
Utility Corridor, electricity generating station, transformer (high voltage electric transmission line)		
An active railway line, railway yard or <u>Provincial Highway</u>		X

- 5.12** Is there a Provincially Significant Wetland (Class 1, 2 or 3) on or within 120 metres of the subject lands?
 Yes No
- 5.13** Do the subject lands contain any known cultural heritage, archaeological resources and/or areas of archaeological potential?
 Yes No Unknown
- 5.14** If yes to 5.13, does the application propose to develop lands within the subject lands that contain known cultural heritage, archaeological resources and/or areas of archaeological potential?
 Yes No Unknown
- Note: If yes to 5.13 or 5.14, please contact the Ministry of Tourism and Culture to determine the need for any additional information or reports.
- 5.15** a) Has there been an Industrial Use, Commercial Use or an Orchard, on the subject lands or adjacent lands?
 Yes No Unknown
- b) If yes, specify the use(s):
- c) Has the grading of the subject lands been changed by adding/removing earth or other material(s)?
 Yes No Unknown
- d) Has a gas station been located on the subject lands or adjacent lands at any time?
 Yes No Unknown
- e) Has there been petroleum or other fuel stored on the subject land or adjacent lands?
 Yes No Unknown *Farm Tank*
- f) Is there any reason to believe the subject lands may have been contaminated by former uses on the site or adjacent lands?
 Yes No Unknown
- g) If yes to any of 5.15 a) to f), has an Environmental Site Assessment (ESA) been conducted under the Environmental Assessment Act or has a Record of Site Condition (RSC) been filed?
 Yes No Unknown

6.0 OTHER INFORMATION

6.1 Is there any other information that you think may be useful to the Committee of Adjustment or other agencies in reviewing this application? If so, explain below or attach a separate sheet if necessary. *NO*



7.0 AFFIDAVIT OR SWORN DECLARATION

Declaration for the prescribed information: I (we) Brad Schenk of the Township of Chamberlain in the District of Timiskaming make oath and say (or solemnly declare) that the information contained in this application is true and that the information contained in the documents that accompany this application is true. Furthermore, I (We) agree to allow the Municipality, its employees and agents to enter upon the subject land for the purpose of conducting a site inspection that may be necessary to process the application.

Sworn (or Declared) before me at the Municipal Office of Chamberlain in the District of Timiskaming, this 29 day of December, 2014

[Signature]
Commissioner of Oaths (include stamp below)

[Signature]
Signature of Applicant/Solicitor or Authorized Agent

8.0 AUTHORIZATION (if applicable)

If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed. I _____, am the owner of the land that is the subject of this application for consent and I authorize N/A to make this application on my behalf.

Signature of Owner _____ Date _____

10.0 AGREEMENT TO INDEMNIFY

AGREEMENT TO INDEMNIFY

The applicant hereby agrees to indemnify and save harmless the Municipality from all costs and expenses that the Municipality may incur in connection with the processing of the applicant's application for approval under the



Planning Act. Without limiting the foregoing, such costs and expenses will include all legal, engineering, planning, advertising and consulting fees and charges incurred or payable by the Municipality to process the application together with all costs and expenses arising from or incurred in connection with the Municipality being required, or requested by the applicant, to appear at the hearing of any appeal to the Ontario Municipal Board from any decision of the Council or Committee of Adjustments, as the case may be, approving the applicant's application.

The applicant acknowledges and agrees that if any amount owing to the Municipality in respect of the application is not paid when due, the Municipality will not be required to process or to continue processing the application, or to appear before the Ontario Municipal Board in support of a decision approving the application until the amount has been paid in full. The applicant further acknowledges and agrees that any amount owing by the applicant to the Municipality is, when due, a debt of the applicant and the Municipality may, in addition to any other remedies available to it at law, recover the amount owing together with interest from the applicant by action.

Dec 29, 2014
Date

[Signature]
Signature of Owner

BRAD SCHWIK
Owner's Name: Printed

11.0 COLLECTION OF INFORMATION

Personal information collected on this form is collected under the authority of the Planning Act, R.S.O. 1990, as amended and will be used to assist in making a decision on this matter. All names, Addresses, opinions and comments will be made available for public disclosure.

Questions Regarding this collection should be forwarded to:

The Clerk, Town/Township of _____, Ontario _____,

Phone: _____.

- 11.1 All information requested in this form is mandatory and is either prescribed under Ontario Regulation 197/96 as amended or is required by the Committee of Adjustment.
- 11.2 If an application is deemed to be incomplete, it will be returned, and the time period referred to in subsection 53 (14) of the *Planning Act* for an appeal to the Ontario Municipal Board for failure to make a decision does not begin.
- 11.3 Please indicate on the enclosed key map, the location of the subject property.
- 11.4 In order to enable the required personnel to inspect the property, please provide on Page 10, clear & concise directions to the subject land. If property is not located on a highway or municipal road, please provide a sketch below or on the reverse. Please note it is very important that the directions are adequate. If the inspectors are unable to locate the subject lands because of poor directions, your application may be delayed.



11.5 It is required that two (2) copies of the application along with the prescribed fee be filed with the Secretary Treasurer of the _____ of _____ accompanied by the prescribed fee in cash or by cheque payable to the _____ of _____.

KEY MAP

Below is a key map of the geographic Township of _____. Please indicate on this map, where the subject land is located.

Directions to the Site

In order to assess your application, the site must be inspected by the Secretary Treasurer, Building Inspector, and the Public Works Manager; and a representative of the Conservation Authority. Please provide clear, concise directions below. If the subject property is not located on a highway or a main municipal road, please include a simple sketch below to assist the inspector(s) in addition to the Key Map below.

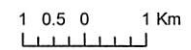
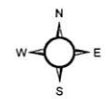
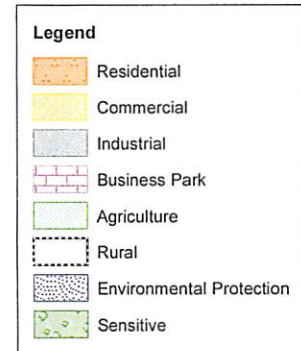
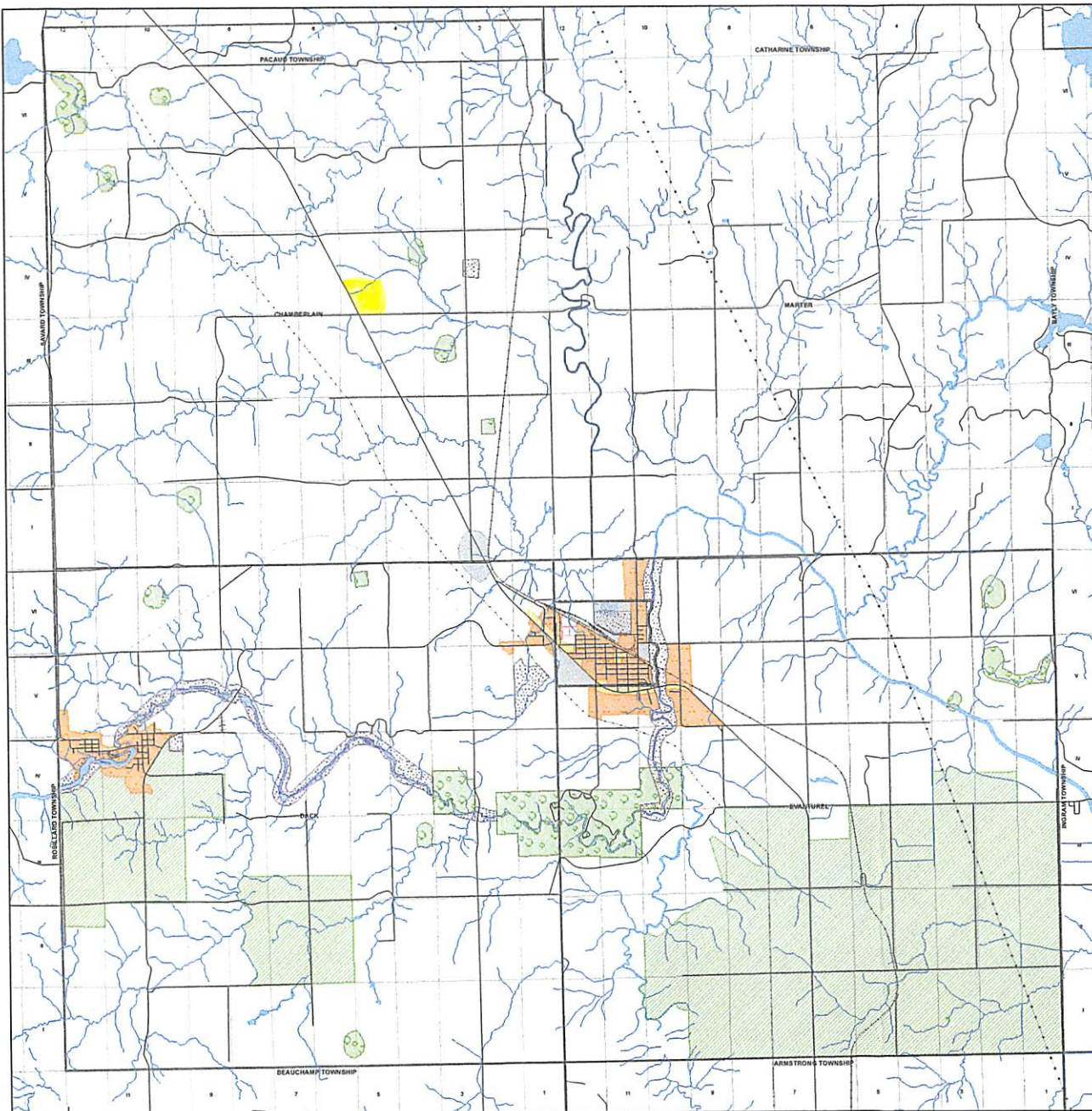
Schedule A

Land Use Plan

Central Timiskaming
Planning Area

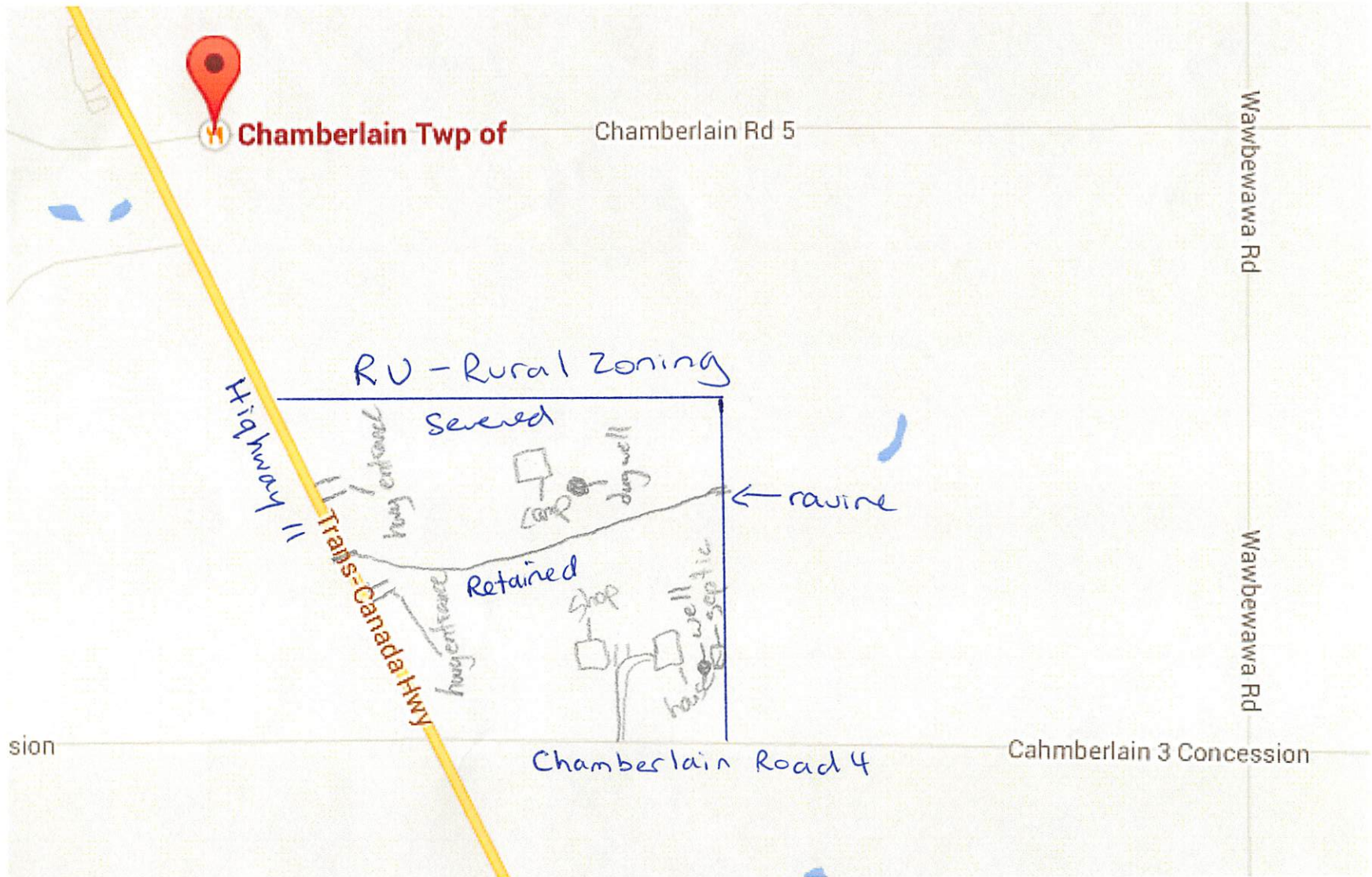
OP
Rural

N ↑



February 1, 2013

Brad Schenk



sion



CENTRAL TIMISKAMING PLANNING BOARD

NOTICE OF APPLICATION AND PUBLIC MEETING

TAKE NOTICE THAT the Central Timiskaming Planning Board will be considering the following application for Consent under Section 53 of the Planning Act, R.S.O. 1990, c. P.13, as amended.

Application: 5454-Consent-2015-01
Owner(s): (SCHENK, Brad and Amanda)
Subject Lands: South Half of Lot 5, Concession 4, Plan 54R-5807, Pcls 61268-0549 Township of Chamberlain, District of Timiskaming
Civic Address: 447367 Chamberlain Road 4, Englehart, ON

Public Meeting Date: Tuesday, March 10, 2015 at 6:00 p.m. or as soon thereafter as the matter can be heard.
Englehart Town Hall, 61 5th Ave, Englehart, Ontario P0J 1H0

CONSENT PURPOSE AND EFFECT: The consent application is to separate two existing dwellings onto separate lots. The severed lot has a lot area of 20.19 hectares and a lot frontage of 366.5 metres along Highway 11 and is occupied by a seasonal dwelling (cottage). The retained parcel which is occupied by a single detached dwelling will have a lot area of 28.3 hectares and a lot frontage on Chamberlain Road 4 of 489.6 metres.

If a person or public body that files an appeal of a decision of the Central Timiskaming Planning Board in respect of the proposed consent does not make written submissions to the Central Timiskaming Planning Board before it gives or refuses to give a provisional consent, the Ontario Municipal Board may dismiss the appeal.

If you wish to be notified of the decision of Central Timiskaming Planning Board in respect of the proposed consent, you must make a written request to Central Timiskaming Planning Board at the contact information below.

TAKE NOTICE that any person wishing to comment on this application is required to submit their comments in writing to the Central Timiskaming Planning Board on or before **Tuesday, March 3rd, 2015** and before **4:30**, by mail, fax or email to the address below.

Documents filed with the application can be viewed at the Central Timiskaming Planning Board office during regular business hours.

If a person or public body that files an appeal of a decision of the Central Timiskaming Planning Board in respect of the proposed consent does not make written submissions to the Central Timiskaming Planning Board before a decision is rendered or where the Planning Board refuses to give provisional consent, the Ontario Municipal Board may dismiss the appeal.

All information collected as a result of this application, this notice or at the public hearing and used to in making a decision on this matter, is collected under the authority of the Planning Act, R.S.O. 1990 as amended.

Dan Thibeault, Secretary Treasurer
Central Timiskaming Planning Board
c/o Municipality of Charlton and Dack
287237 Sprucegrove Rd
Englehart, ON P0J 1H0
Tel: (705) 544-7525
Fax: (705) 544-2369
Email: dthibeault@charltonanddack.com





CENTRAL TIMISKAMING PLANNING BOARD

MUNICIPAL QUESTIONNAIRE

Municipality: Chamberlain

File Number 5454-2015-01

Please send completed application to:

Central Timiskaming Planning Board
C/O Municipality of Charlton and Dack
287237 Sprucegrove Road
Englehart ON P0J1H0

ZONING AND SITE PLAN AGREEMENT			
Is a zoning amendment required?			NO
What is the zoning designation?	Rural		
What are the standards of the zone? (Attach zoning by-law excerpt)	Permitted Uses	Frontage	Minimum Lot Size
Is a site plan agreement or development agreement under Section 51(26) of the Planning Act required?			NO

SERVICES			
Which of these public services will be available to this proposal?	Municipal Water		NO
	Sanitary Sewers		NO
	Electricity	YES	
	Road Maintenance	YES	
	Snow Plowing	YES	
	School Busing	YES	
Does Council foresee any new demands for municipal services as a result of this application?	YES please specify:		NO
Will the retained and severed lots have direct frontage on a publicly owned road which is open and maintained by:	Check all that apply	Severed	Retained
	The municipality		Chamberlain Road 4
	The province	Hwy 11	Hwy 11
	Other (specify)		
What is the surrounding land presently used for?	SOUTH	Residential/farm	
	NORTH	Residential/farm	
	WEST	Residential/farm	
	EAST	Residential/farm	
RECOMMENDATION			
Does Council wish to recommend that up to 5% of the land be set aside for park or other public recreation purposes under the Planning Act?			NO
Alternatively, does Council wish to seek authorization to accept cash to the value of 5% land under the Planning Act?			NO
Having regard to the matters noted, does Council recommend consent be given?	YES		

**Should consent be granted, what conditions or redesign of the proposal, if any, would Council wish to see?
If a redesign is proposed, please provide us with a sketch showing the change.**

None _____

Additional Comments that are relevant to this application.

Municipal Clerk's Signature

Date
March 2, 2015

Section 15 RURAL (RU) ZONE

15.1 Rural Zone Regulations

No person shall use any land or erect, alter or use any building or structure in the Rural (RU) Zone except in accordance with the following provisions.

15.2 Permitted Main Uses

1. Agricultural Use
2. Ambulance Facility
3. Auction Hall
4. Camp
5. Catering Establishment
6. Cemetery
7. Commercial Greenhouse, Nursery or Garden Centre
8. Communications Facility
9. Conservation Use
10. Construction Yard or Contractor's Yard
11. Duplex Dwelling
12. Mobile Home Dwelling
13. Semi-detached Dwelling
14. Seasonal Dwelling
15. Equestrian Establishment
16. Farm
17. Farm Produce Outlet
18. Hobby Farm
19. Forestry Use
20. Golf Course
21. Golf Driving Range
22. Livestock Facility
23. Livestock Sales Outlet
24. Logging Operation
25. Park
26. Personal Service Establishment
27. Place of Assembly
28. Place of Worship
29. Private Club
30. Recreational Commercial Establishment
31. Portable Sawmill
32. Service Outlet Shop
33. Shooting Range or Rifle Club
34. Tourist Outfitters Establishment
35. Wayside Pit

- 36. Wayside Quarry
- 37. Welding Shop

15.3 Permitted Accessory Uses, Buildings and Structures

- 1. Accessory Uses, Buildings and Structures subject to Section 4.1
- 2. Accessory Dwelling
- 3. Accessory Apartment or Apartment-in-a-House
- 4. Bed and Breakfast Establishment subject to Section 4.2
- 5. Farm Vacation Establishment
- 6. Garden Suite subject to Section 4.10
- 7. Home Industry accessory to an existing dwelling unit subject to Section 4.13

15.4 Zone Requirements

The zone requirements for permitted uses in the RU Zone shall be as set out in Table 15.4.

Table 15.4 – RU Zone Requirements		
	Residential Uses	Non-Residential Uses
Minimum Lot Area	1 ha [2.47 ac.]/dwelling	1 ha [2.47 ac.]
Minimum Lot Frontage	45 m [147.6 ft.]	45 m [147.6 ft.]
Minimum Yard Requirements – Main Building		
Front Yard or Exterior Side Yard	10 m [32.8 ft.]	10 m [32.8 ft.]
Interior Side Yard	3 m [9.84 ft.]	5 m [16.4 ft.]
Rear Yard	10 m [32.8 ft.]	10 m [32.8 ft.]
Minimum Yard Requirements – Accessory Building (see also Section 4.1)		
Interior Side Yard or Rear Yard	3 m [9.84 ft.]	3 m [9.84 ft.]
Maximum Height Requirements		
Main Building	10 m [32.8 ft.]	12 m [39.3 ft.]
Accessory Building	5 m [16.4 ft.]	6 m [19.6 ft.]
Maximum Lot Coverage Requirements - (Accessory Building - see also Section 4.1)		
Main Building	15%	30%
Accessory Building	5%	10%

Table 15.4 – RU Zone Requirements		
	Residential Uses	Non-Residential Uses
Minimum Separation Distance Between Buildings Requirements		
Main Building and any Accessory Building	5 m [16.4 ft.]	5 m [16.4 ft.]

15.5 Additional Provisions

1. All applicable provisions of **Section 4 – General Provisions** shall apply.
2. All development shall comply with the provisions of **Section 4.19.4 – Minimum Distance Separation Formulae I and II**.
3. Despite anything in **Table 18.4** to the contrary, the minimum *yard* requirements for any *yard* for a *construction yard or contractor’s yard, wayside pit or wayside quarry* shall be 15 m [49.2 ft.].

15.6 Zone Exceptions

See **Section 17** for details

1. RU-X1 (By-law 2011-06)
2. RU-X2



THE CORPORATION OF THE TOWNSHIP OF CHAMBERLAIN
(Hereinafter referred to as the "Township of Chamberlain")

MOVED: [Signature] NO. 16
SECONDED: [Signature] DATE: February 3, 2015

WHEREAS a Consent application has been filed by Brad Schenk for lands which are legally described as the South Part of Lot 5, Concession 4, in the Township of Chamberlain in the District of Timiskaming;

AND WHEREAS the Planning Act allows that up to 5% of the land be set aside for park and other public recreation;

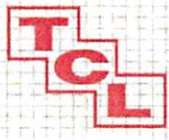
AND WHEREAS the planning Act allows Council to seek authorization to accept cash to the value of 5% of the land;

NOW THEREFORE the Council of the Township of Chamberlain does not wish to recommend that 5% of the land be set aside and does not wish to seek authorization to accept cash at the value of 5% of the land and recommends that consent be given for application 5454-Consent-2015-01.

- CARRIED
- AMENDED
- DEFEATED
- DEFERRED

REEVE [Signature: K. Stewart]
CLERK [Signature: Colleen Reagin]

Position	Name	Yeas	Nays
Reeve	Kerry Stewart		
Councilor	Shirley Blackburn		
Councilor	Charles Codd		
Councilor	Cary Hager		
Councilor	Debra Schenk		



Tunnock Consulting Ltd.

P.O. Box 2032
57 Foster St.
Perth, ON, K7H 3M9

Tel: (613) 464-8805
Email: gtunnock@tunnockconsulting.ca

• community planning • building administration • adult education and training • municipal restructuring

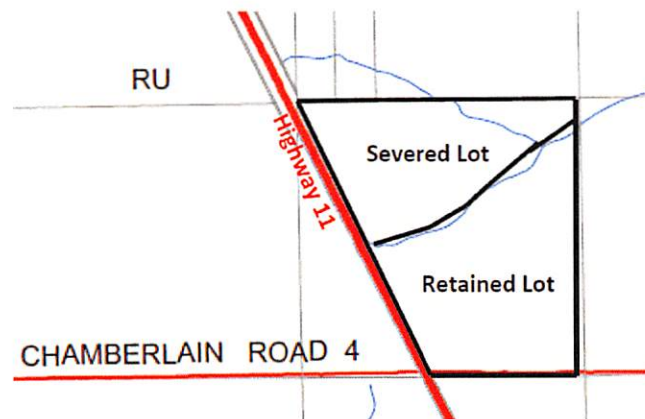
P-2713

Planning Report – Schenk Consent – File #5454-Consent-2015-01 Central Timiskaming Planning Board (Chamberlain)

Application & Location

The consent application is to separate two existing dwellings onto separate lots. The severed lot has a lot area of 20.19 hectares and a lot frontage of 366.5 metres along Highway 11 and is occupied by a seasonal dwelling (cottage). The retained parcel which is occupied by a single detached dwelling will have a lot area of 28.3 hectares and a lot frontage on Chamberlain Road 4 of 489.6 metres. (see Figure 1).

Figure 1: Location of Subject Lands, Zoning By-law Schedule 'A'



Background

The subject lands are a large and mostly forested rural lot located at the northeast corner of Highway 11 and Chamberlain Road 4. The south part of the lot has evidence of past farming activity. The proposed severed lot is occupied by a cottage or camp and is serviced with a drilled well and septic system. The retained lot is occupied by a single-detached dwelling serviced with a well and septic system. The proposed division between the lots is a ravine which runs generally southwest to northeast across the lot. Soils on the property are predominantly Hanbury Silty Clay Loam with a deposit of Kenabeek Sand on the west half of the proposed severed lot. The topographic elevation varies on the lot by 10 m running from west to east.

Access to the retained lot would continue to be from the existing entrances onto Chamberlain Road 4 while the access from the severed lot would be from Highway 11. MTO (letter of January 13, 2015) has indicated that they have no objections to the proposed severance but advised that a building/land use permit will be required from MTO for any new buildings or sewage disposal system within 46 m of the Ministry's ROW and within 395 m of any intersection. The Ministry requires a minimum setback of 8 m from the limits of the ROW for any development and 30 m for any new well. Any new entrances onto Hwy 11 will require an entrance permit.

Existing entrances comply with sight distance standards as would any new entrances given the abutting road configurations.

Surrounding land uses reflect development on large land parcels. With the exception of a dwelling opposite the dwelling on the retained dwelling, surrounding development is remote.

Full year round road maintenance services and school bussing are available along Highway 11 and Chamberlain Road 4.

Official Plan

The subject lands are located in the Rural designation as shown on Schedule 'A' of the Central Timiskaming Official Plan. Permitted land uses in the Rural designation include agriculture, non-farm residential dwellings, resource-based recreational activities, conservation uses and resource-extraction uses.

Non-farm residential land uses shall have frontage on and abut an improved road maintained year round as required by Section 6(8)(a)(i) of the Official Plan. The retained and severed parcels all have frontage on year-round publicly maintained roads. Therefore the consent conforms to this policy.

It is a policy of Section 6(8)(a)(ii) that all non-farm development shall comply with the Minimum Distance Separation (MDS) formulae. Furthermore, Section 6(8)(b) reiterates that development is not permitted in close proximity to existing farming operations. The MDS Formulae is a tool that has been used for many years in Ontario to establish separation distances between a livestock facility or manure storage facility and proposed sensitive (e.g., residential, institutional) land use in the vicinity. An MDS calculation is undertaken based on criteria including the size of the livestock facility, the types of animals being kept there, and the acreage of the farm. The MDS is reciprocal, meaning that any new or expanding livestock facility must comply with the MDS formulae as well. The nearest barn appears to be located more than 750 metres away (to the southwest) from the nearest portion of the severed parcel, and we are therefore satisfied that development on the severed lot will comply with the MDS formulae.

We have reviewed the land division policies of Section 4(3)(b)(i) of the Official Plan and are satisfied that:

- A plan of subdivision is not necessary since the nature and scale of development does not necessitate a more comprehensive evaluation, and since no new roads or major infrastructure improvements are required.
- The severed and retained parcels front on and access an improved road;
- The consent will not result in the landlocking of other parcels of land;

- That the consent will not prejudice the orderly development of adjacent lands; and

We have reviewed the land division policies of Section 4(3)(b)(i) and (ii) of the Official Plan and support the requirements of MTO with respect to meeting any provincial requirements for access and further development, if required.

Zoning By-law

The subject lands are located in the Rural (R) Zone as shown on Schedule 'A' of the Township's Zoning By-law. Permitted land uses in the R Zone include seasonal dwellings. The proposed severed lot and the retained lot both comply with and exceed the minimum lot area requirement of 1 hectare and the minimum lot frontage requirement of 45 metres. Therefore the lots comply with Section 15.4 of the Zoning By-law.

The proposed lot also complies with Section 4.9 of the Zoning By-law since the lot has frontage on an improved street.

Provincial Policy Statement

The Provincial Policy Statement, 2014 (PPS) sets out land use planning standards that municipal decision-making must be consistent with.

Section 1.1.1 of the PPS states that healthy, liveable communities are sustained by promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term and by avoiding development and land use patterns which may cause environmental or public health and safety concerns. We are satisfied that the proposed lot will not cause any environmental or public health and safety concerns.

Section 1.1.4 of the PPS contains policies for development in rural areas of municipalities. Accordingly, we are satisfied that the proposed consent builds upon the existing rural character in the area and use existing rural infrastructure and services efficiently since no new public roads or services are required to service the proposed severed parcel. We are also satisfied that the proposed development is consistent with Section 1.1.5.4 and 1.1.5.5 since it is compatible with the rural landscape and can be sustained by rural service levels and does not require an expansion of rural infrastructure.

Section 1.1.5.9 of the PPS states that new land uses shall comply with the MDS formulae. As noted above, a livestock barn is located more than 750 metres from the subject lands thus we are satisfied that development on the severed parcel will comply with the MDS formulae requirements and therefore will be consistent with this policy.

According to Section 1.6.6.4, individual on-site sewage and water services can be used where municipal sewage and water services are unavailable, and where site conditions are suitable for the long term provision of such services with no negative impacts. As noted in Section 1.6.6.6, planning authorities may allow lot creation only if there is confirmation of sufficient reserve sewage system capacity which includes treatment capacity for hauled sewage from individual on-site sewage services.

Recommendations

We have reviewed the Official Plan for the Central Timiskaming Planning Area, in addition to the Chamberlain Township Zoning By-law and the Provincial Policy Statement, and we recommend that the application for consent be approved subject to the following conditions:

- That the required cash-in-lieu dedication be conveyed to the Township;
- That the applicant be advised of the requirements of MTO; and
- That confirmation is obtained from a licensed sewage hauler that there is adequate capacity for hauled sewage from the proposed severed lot.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Glenn Tunnock". The signature is written in a cursive, flowing style with a long, sweeping underline that extends to the left.

Glenn Tunnock, MPA, RPP

CENTRAL TIMISKAMING PLANNING BOARD

NOTICE OF DECISION

Application Number: 5454-Consent-2015-01
Date of Decision: Tuesday, March 10, 2015

Applicant(s):

Brad and Amanda Schenk
Box 408
Englehart, ON
P0J 1H0

Property Description:

South Half of Lot 5, Concession 4, in the Township of Chamberlain, District of Timiskaming, Plan 54R-5807, Pcls 61268-0549

Purpose:

The consent application is to separate two existing dwellings onto separate lots. The severed lot has a lot area of 20.19 hectares and a lot frontage of 366.5 metres along Highway 11 and is occupied by a seasonal dwelling (cottage). The retained parcel which is occupied by a single detached dwelling will have a lot area of 28.3 hectares and a lot frontage on Chamberlain Road 4 of 489.6 metres.

Pursuant to Section 53 (17) of the Planning Act, R.S.O, 1990, as amended, notice is hereby given as follows:

DECISION:

THAT SEVERANCE APPLICATION 5454-CONSENT-2015-01 is APPROVED SUBJECT TO SUCH STANDARD CONDITIONS AND OTHER APPLICATION SPECIFIC CONDITIONS AS IDENTIFIED HEREIN.

REASONS FOR APPROVAL:

- 1. The municipality supports the application**
- 2. No concerns or objections have been raised through the circulation of the application**
- 3. The application conforms with the Official Plan for the Planning Area**
- 4. The application complies with the Zoning By-law in effect for the municipality.**

CONDITIONS:

The Applicant is hereby advised that in accordance with Section 53 (41) of the Planning Act, R.S.O., 1990, the following conditions must be fulfilled within one (1) year of the date of this notice.

The Applicant is further advised that he/she shall provide evidence to the Central Timiskaming Planning Board that each condition as stated herein has been satisfied. If these conditions are not fulfilled within one year, the application will lapse and a new application will be required.

Required	Standard Conditions
Yes	<p>Standard Condition 1 – Transfer/Deed and Reference Plan Required</p> <p>a) An original executed Transfer/Deed of Land form, a duplicate original, one photocopy and one digital copy for the Planning Board’s records shall be submitted to the Secretary-Treasurer of the Central Timiskaming Planning Board and shall include a Schedule to the Transfer/Deed of Land form on which is set out the entire legal description of the parcel(s) in question. This Schedule must also contain the names of parties as indicated on page 1 of the Transfer/Deed of Land form; and</p> <p>b) A reference plan of survey, which bears the Land Registry Office registration number and signature as evidence of its deposit therein, illustrating the parcel(s) to which the consent approval relates; or</p> <p>a copy of the instrument for this transaction upon which an Order from the local Land Registrar appears, exempting this transaction from the requirement to provide a reference plan or survey under Section 149(3) of the Land Titles Act or subsection 74(2) of the</p>

	Registry Act or a letter to that effect from the local Land Registrar.
Yes	Standard Condition 2 – Review for conformity with Application That the draft reference plan of survey be submitted to the Central Timiskaming Planning Board.
Yes	Standard Condition 3 – Outstanding Taxes Paid That the payment of the balance of any outstanding taxes, as of the date of the certification of the Transfer/Deed with respect to the property that is subject to the application shall be made to the Treasurer of the Township of Chamberlain.
Yes	That the applicant(s) shall submit an application for an entrance permit and civic address together with any required documents and fees is applied for through the Public Works Department of the Township of Chamberlain
No	Standard Condition 4 – 5% Parkland Levy That the Central Timiskaming Planning Board receives a payment of cash or certified cheque in the amount of 5% of the value of the severed parcel of land as of the date of this decision.
No	Standard Condition 5 – Road Widening a) That land sufficient to provide one-half the required road allowance of 20 m shall be conveyed to the Township of Chamberlain, the cost of which, including the registration of the deed shall be borne by the applicant. The parcel to be conveyed shall be identified on a Reference Plan prepared by an Ontario Land Surveyor and deposited in the appropriate Land Registry Office, with a paper copy and a digital copy to be submitted to the Clerk of the Township of Chamberlain; and b) A Transfer/Deed shall be prepared and deposited with the Land Registry Office granting the Corporation of the Township of Chamberlain these lands for road widening.
No	Standard Condition 6 – Drilled Well and Potable Water That a well be drilled on the lot to be severed and pump tested to confirm that there is a sufficient supply of potable water available for the intended use on the property and that appropriate documents confirming the quantity and quality of the water are submitted to the Secretary-Treasurer of the Central Timiskaming Planning Board.
No	That comments are received from the Timiskaming Health Unit as to the suitability of the lot for use with a Class 4 (septic) sewage disposal system and comply with any requirements of the Health Unit with respect to existing or proposed sewage disposal systems
Notes: The required transfer/Deed of Land form and Schedule page shall contain a complete and accurate legal description. There certificate of consent will be affixed to the completed Schedule page. For this reason, the names of the parties also must be set out on the Schedule page so that the consent may be properly related to the intended conveyance. Inaccuracies or omissions with regard to the legal	

description in the transfer/Deed of Land form, the Schedule or the survey plan will result in the documents being returned without consent.

APPEAL:

Section 53 (19) of the Planning Act, R.S.O., 1990 provides in part as follows: Any person or public body may, not later than 20 days after the giving of notice under subsection 17 is completed, appeal the decision or any condition imposed by the Council or the Minister or appeal both the decision and any condition to the Ontario Municipal Board.

LAST DATE OF APPEAL – April 2, 2015

A notice of appeal must be filed with the Secretary-Treasurer of the Central Timiskaming Planning Board, must set out the reasons for the appeal and must be accompanied by the appeal fee of \$125.00 payable to the Minister of Finance.

You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have made a written request to be notified of changes to the conditions of the provisional consent.

Only individuals, corporations and public bodies may appeal decisions in respect of application for consent to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

No person shall be added as a party to the hearing of the appeal of the decision of the approval authority, including the lapsing provisions or the conditions, unless the person or public body, before the decision of the approval authority, made oral submissions at a public meeting or written decisions to the council, or in the Ontario Municipal Board's opinion, there are reasonable grounds to add the person or public body as a party.

A copy of the appeal form is available on the Ontario Municipal Board website at www.omb.gov.on.ca

Certified to be a true representation of the **Decision** with respect to the application identified herein.

Dated at the Municipality of Charlton and Dack, this 11th Day of March 2015.

Dan Thibeault
Secretary Treasurer
Central Timiskaming Planning Board
c/o Municipality of Charlton and Dack
287237 Sprucegrove Road,
R.R.2 Englehart, Ontario P0J 1H0
Tel: (705) 544-7252
Fax: (705) 544-2369
Email: dthibeault@chalrtonanddack.com

Pro-Forma Income Statement

Central Timiskaming Planning Board

For the year ended 2015

Updated: March 9th, 2015

	<u>Actual</u> 2014	<u>Budget</u> 2015
REVENUE AND GAINS		
<u>Municipal Contributions</u>		
Municipality of Charlton and Dack	\$ 775.00	\$ 750.00
Town of Englehart	\$ 775.00	\$ 750.00
Township of Evanturel	\$ 775.00	\$ 750.00
Township of Chamberlain	\$ 775.00	\$ 750.00
<u>Revenues for Specific Functions</u>		
Consents	\$ 4,000.00	\$ 4,000.00
Total Revenue	\$ 7,100.00	\$ 7,000.00
OPERATING EXPENSES		
<u>Yearly</u>		
Administrative Municipality Fee	\$ 1,000.00	\$ 2,000.00
Planner for the Board Fee	\$ 1,500.00	\$ 1,500.00
Planner Training Fees	\$ 408.00	\$ 500.00
Secretary Treasurer Training Fees	\$ 499.00	\$ 500.00
<u>Expenses for Specific Functions</u>		
Consents	\$ 456.00	\$ 800.00
Signs	\$ 118.00	\$ -
Total Expenses	\$ 3,981.00	\$ 5,300.00
NET INCOME FROM CONTINUING OPERATIONS	<u>\$3,119.00</u>	<u>\$1,700.00</u>

CENTRAL TIMISKAMING PLANNING BOARD

UNAUDITED FINANCIAL STATEMENT

DECEMBER 31, 2014

DRAFT

NOTICE TO READER

On the basis of information provided by management, we have compiled the statement of revenues and expenses of the CENTRAL TIMISKAMING PLANNING BOARD for the year ended December 31, 2014.

We have not performed an audit or a review engagement in respect of this consolidated financial statement and, accordingly, we express no assurance thereon.

Readers are cautioned that this statement may not be appropriate for their purposes.

KEMP ELLIOTT & BLAIR LLP

Licensed Public Accountants
New Liskeard, Ontario
March 23, 2015

Chartered Professional Accountants

(Unaudited – See Notice to Reader)

CENTRAL TIMISKAMING PLANNING BOARD**STATEMENT OF REVENUES AND EXPENSES****FOR THE YEAR ENDED DECEMBER 31, 2014****Revenue**

Administration fees		
Township of Chamberlain		\$ 775
Municipality of Charlton and Dack		775
Town of Englehart		775
Township of Ewanturel		775
Consent application fees		<u>4,000</u>
		<u>7,100</u>

Expenses

Contracted services	- planning	1,908
	- consent applications	456
Administration		1,000
Training and travel		499
Miscellaneous		<u>118</u>
		<u>3,981</u>

Surplus		3,119
---------	--	-------

Net assets, beginning of year		<u>-</u>
--------------------------------------	--	----------

Net assets, end of year		<u>\$ 3,119</u>
--------------------------------	--	-----------------

NOTES TO THE FINANCIAL STATEMENTS

- Accounting is on a cash basis.
- The Municipality of Charlton and Dack administers the planning board activities.