

ORDRE DU JOUR

Agenda

Séance du Comité d'ajustement qui aura lieu
à 19h, le 27 septembre 2023
*Committee of Adjustment meeting scheduled for
September 27, 2023 at 7 :00 p.m.*

**(Demande de consentement - Réunion de planification
d'utilisation des terres)**
(Application for Consent – Land Use Planning Meeting)

1. **OUVERTURE**
CALL TO ORDER
2. **PRÉSENCE**
ROLL CALL

	In attendance	Absent	With Notice	Without Notice
Mayor Beverly Nantel				
Councillor Hélène Perth				
Councillor Luc Lévesque				
Councillor Julila Hemphill				
Councillor Krystel Lévesque				
CAO-Clerk				
Treasurer				
Infrastructure Superintendent				
Misc. Staff				

Président à lire / *Chair to read :*

Cette réunion publique est une exigence de la Loi sur l'aménagement du territoire et est actuellement détenu à fournir une occasion pour le public d'exprimer leurs commentaires et préoccupations en ce qui concerne les applications proposées.

Si une personne ou un organisme public ne présente pas d'observations orales lors d'une réunion publique ou ne présente pas des observations écrites à la Corporation du Canton de Dubreuilville avant qu'une décision soit rendue, cette personne ou cet organisme public n'a pas le droit de faire appel de la décision du Conseil Municipal de la Corporation du Canton de Dubreuilville au Tribunal d'appel de l'aménagement local (TAAL) et ne peut être ajouté en tant que partie jointe à l'audience d'un appel devant le Tribunal d'appel de l'aménagement local, sauf si, de l'avis du Tribunal, il existe des

motifs raisonnables de le faire.

This public meeting is a requirement of the Planning Act and is being held to provide an opportunity for the public to voice their comments and concerns with regards to these proposed applications.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the Township of Dubreuilville before a decision is rendered, the person or public body is not entitled to appeal the decision of the Corporation of the Township of Dubreuilville Municipal Council to the Local Planning Appeals Tribunal (LPAT) and may not be added as a party to the hearing of an appeal before the Local Planning Appeals Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

3. APPEL ET DÉCLARATION D'INTÉRÊT PÉCUNIAIRE
DECLARATION OF CONFLICT

4. ADOPTION DE L'ORDRE DU JOUR
APPROVAL OF AGENDA

5. ADOPTION DES PROCÈS-VERBAUX
ADOPTION OF MINUTES

5.1 Procès-verbal daté du 23 septembre 2020 du Comité d'ajustement /
Committee of Adjustment meeting minutes dated September 23, 2020;

6. CORRESPONDANCE
CORRESPONDENCE

6.1 Rapport de planification daté du 13 septembre 2023 du planificateur
Fotenn Consultants Inc. en ce qui concerne la demande de consentement
pour 118-126, chemin Industriel / *Planning report dated September 13,*
2023 from the Planner Fotenn Consultants Inc. with regards to the Consent
Application for 118-126 Industriel Road;

7. DÉLÉGATIONS
DELEGATIONS

7.1 Commentaires des membres du public / *Comments from members of the*
public (10 minutes maximum);

8. RAPPORT DES COMITÉS
REPORTS FROM COMMITTEES

9. APPROBATION DES RÉGISTRE DE CHÈQUES
APPROVAL OF CHECK REGISTER

10. RÉGLEMENTS
BY-LAWS

11. AJOUT
ADDENDUM

12. ASSEMBLÉE A HUIS CLOS
CLOSED SESSION

13. AJOURNEMENT
ADJOURNMENT



THE CORPORATION OF THE TOWNSHIP OF DUBREUILVILLE

-MINUTES-

Committee of Adjustment Meeting held on
September 23, 2020 at 6:30 p.m.
Council Chambers

Minor Variance Application– Land Use Planning Meeting

PRESENT: Mayor, B. Nantel
Councillor, H. Perth
Councillor, C. Croft (with notice)
Councillor, L. Lévesque

ABSENT:

STAFF: CAO-Clerk, Shelley B. Casey

Mayor, Beverly Nantel called the meeting to order at 6:30 p.m.

COA-20200923-01 Moved by: Councillor Croft
Seconded by: Councillor Lévesque

Whereas that the agenda for the Committee of Adjustment meeting of September 23, 2020 for the purpose of reviewing a minor variance application, be adopted as submitted.

Carried

COA-20200923-02 Moved by: Councillor Lévesque
Seconded by: Councillor Croft

Whereas that the attached Committee of Adjustment meeting minutes dated July 8, 2020 be adopted and approved accordingly as submitted.

Carried

COA-20200923-03 Moved by: Councillor Croft
Seconded by: Councillor Perth

Whereas that the attached Planning Report dated September 16, 2020 from Fotenn Consultants Inc. with regards to recommendations concerning an application for minor variance (Municipal File No. MV-20200820-01) for 21 Pins Street, be received; and

Whereas that the public and agencies who may have an interest with regards to this property in question have had a chance to comment on this specific planning application and the Committee of Adjustment has taken into consideration all comments received, if any;

Therefore be it resolved that the Committee of Adjustment of the Corporation of the Township of Dubreuilville accepts the attached planning report as presented and approves that the owner move forward with the said minor variance as requested.

Carried

COA-20200923-04 Moved by: Councillor Lévesque
Seconded by: Councillor Perth

Whereas that the September 23, 2020 Committee of Adjustment meeting for the purpose of reviewing a minor variance application shall adjourn at 6:35 p.m.

Carried

Mayor

CAO/Clerk

Corporation of the Township of Dubreuilville Planning Report

Prepared for:	Shelley Casey, CAO/Clerk	Applicant Name:	1916563 ONTARIO INC. Agent: Alamos Gold Inc.
Prepared by:	Jillian Simpson, M.PL Jaime Posen, RPP MCIP	Application Type:	Consent Application
Location:	126 Industriel Road	Report Date:	September 15, 2023

Recommendations

That Committee of Adjustment:

- / **Approve the consent application for 126 Industriel Road to establish an easement over Part 14 on the submitted Draft Reference Plan for the purpose of maintenance and repair of electrical distribution lines installed on the subject lands.**

Purpose

The purpose of the subject application is to replace a private blanket easement with a private specific easement in favour of 118 Industriel Road for the purpose of maintenance and repair of electrical distribution lines installed on the subject lands.

Background

On August 24, 2023, a complete application for consent was received by the Township from Alamos Gold Inc. (“Alamos,”), on behalf of 1916563 Ontario Inc., for the property municipally known as 126 Industriel Road. The application proposes to establish an easement over Part 14 on the submitted Draft Reference Plan in favour of the owner of 118 Industriel Road for the purposes of access and maintenance of power lines installed on the lands.

As electrical servicing for 118 Industriel Road is solely provided through the abutting property at 126 Industriel Road, the easement is requested to allow for access in the event of service disruptions or maintenance requirements. The utility pole shown at the southwest boundary of Part 14 on the Draft Plan is located at the connection point of the underground power feed servicing Industriel Road, thereby posing a concentrated risk of service disruptions.

Alamos intends to initiate similar consent application(s) to establish easements over some or all of the other three properties along Industriel Road, which also accommodate segments of the electrical distribution lines servicing the Alamos lands. These applications will be submitted at a later time, with the present consent application deemed the higher priority.

Circulation Comments

The consent application has been circulated to property owners within 60 metres of the subject property and to Township departments. The Township has not received any comments to date regarding this application.

Policy and Regulatory Framework

Provincial Policy Statement (PPS), 2020

The 2020 Provincial Policy Statement (PPS), issued under the authority of Section 3 of the Planning Act, provides direction on matters of provincial significance related to land use planning and development. The Planning Act requires that decisions affecting planning matters be consistent with policy statements issued under the Act.

The PPS promotes efficient development and land use patterns which accommodate an appropriate range and mix of land uses to meet long-term needs. Additionally, the policies promote cost-effective development standards to minimize land consumption and servicing costs.

Section 1.6.8 of the PPS states planning authorities shall plan for and protect corridors and rights-of-way for infrastructure, including transportation, transit and electricity generation facilities and transmission systems to meet current and projected needs.

The proposed easement is consistent with the policies of the PPS.

Township of Dubreuilville Official Plan (2015-27)

The Township of Dubreuilville Official Plan contains goals, objectives, and policies that guide development in the community. All policies must be consistent with the Planning Act, Provincial Policy Statement (2020), the Growth Plan for Northern Ontario (2011), and all other applicable laws and policy directions.

The lands subject to the private specific easement (126 Industriel Road) are designated as “Commercial Area” on Schedule A of the Official Plan. The Commercial Area is intended to include a full range of retail, personal service uses, automotive, recreational, resort commercial uses and residential development. Section 6.4.2 of the Official Plan outlines planning principles for the designation, which are achieved by the subject property.

Further, Section 14.8 of the Official Plan establishes criteria for land division by consent in the Township, whereby consents may be granted for a range of purposes, including the granting of easements.

The consent application is consistent with the policies of the Official Plan. The proposed easement is requested for the maintenance and repair of electrical distribution lines installed on the subject lands, which would optimize the use of available infrastructure within the Township.

Township of Dubreuilville Zoning By-law (2015-44)

The lands subject to the private specific easement (126 Industriel Road) are zoned “General Industrial (M1)” in the Township’s Zoning By-law. The M1 zone permits a range of industrial, commercial, and office uses.

Section 4.29 of the Zoning By-law (Use by Public Authority or Public Utility) states that the provisions of the by-law do not apply to limit the use of any land or to the erection or use of any building or structure for a utility installation or municipal infrastructure for the purpose of a public service by the Township of Dubreuilville and/or any public authority, including a federally- or provincially-regulated utility of communication service pursuant to the Planning Act.

The proposed consent conforms to the provisions of the Zoning By-law.

Planning Recommendation

It is our professional planning opinion that the proposed easement is consistent with the policies of the Provincial Policy Statement (2020), conforms to the policies of the Township of Dubreuilville Official Plan (2016) and complies with the provisions of the Township of Dubreuilville Zoning By-law (2015).

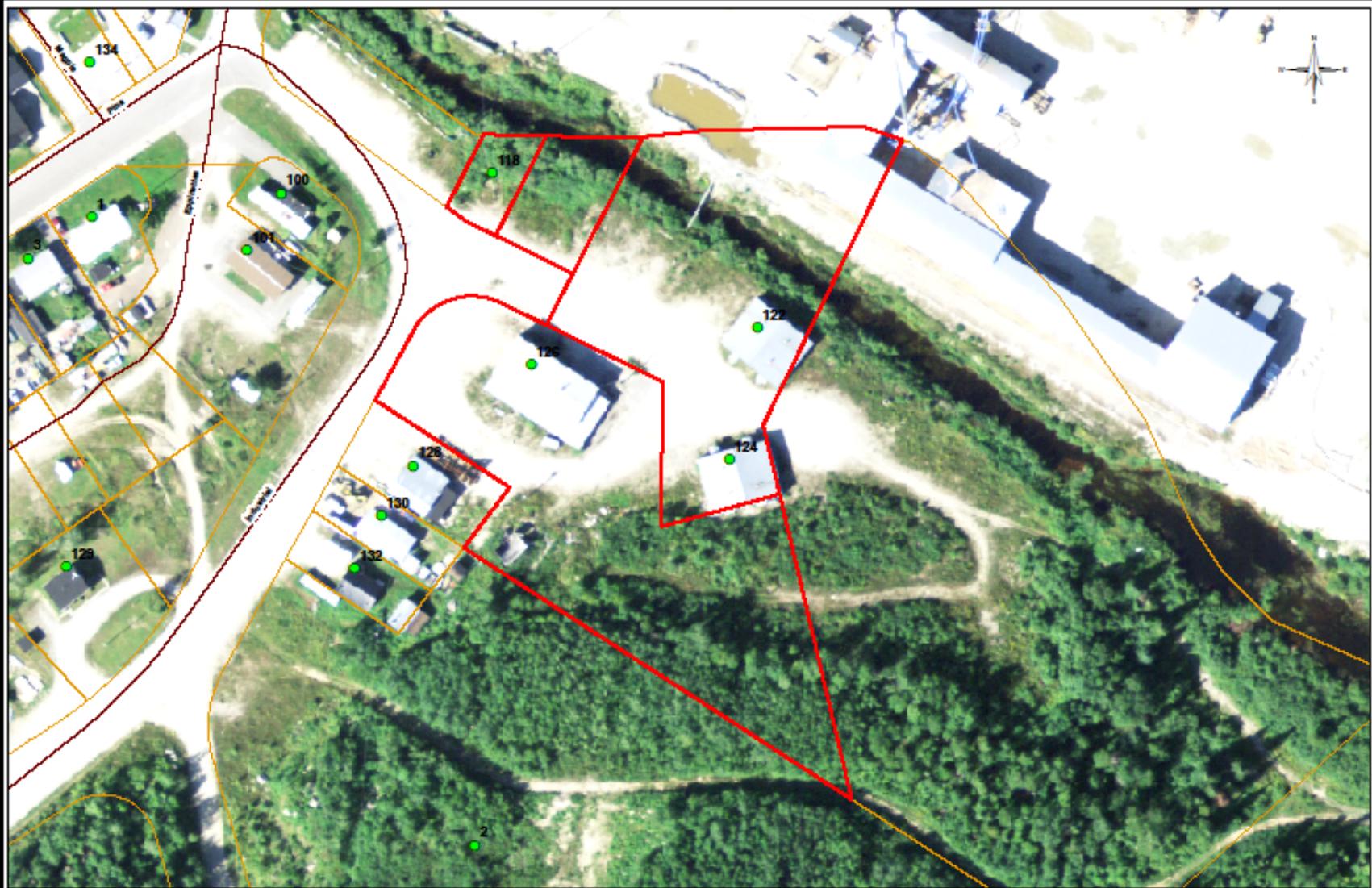
Further, the land is suitable for the purpose that it is intended and meets the criteria for land division established in Section 51(24) of the Planning Act. We therefore recommend that Committee of Adjustment approve the application, subject to the condition set herein and any other conditions as deemed necessary by the Township of Dubreuilville.

It is recommended that the approval of the consent application be subject to the following condition:

1. That the Owner file with the Township a copy of the registered Reference Plan prepared by an Ontario Land Surveyor registered in the Province of Ontario, and signed by the Registrar, confirming the area of the private specific easement. The Reference Plan must conform substantially to the sketch filed with the Application for Consent.

The above condition must be fulfilled before the easement can be registered.

Fotenn Consultants Inc.



Legend

- 118 - 126 Chemin Industriel
- Dubreuilville Parcel
- Address
- Roads

2023-09-05

118 - 126 Chemin Industriel
Township of Dubreuilville



