



PLANNING ADVISORY COMMITTEE
Tuesday, September 7th, 2021

A Special Meeting of the Municipality of East Ferris Planning Advisory Committee was held on Tuesday, September 7th, 2021 at 6:30 p.m. via Zoom.

PRESENT: John O'Rourke, Bill Boake, Frank Corbeil, Erika Lougheed, John Symons, Terry Kelly, Greg Kirton, Manager of Planning and Economic Development, and Kari Hanselman, Recording Clerk

ABSENT (WITH REGRETS): Al Herauf

ALSO IN ATTENDANCE: None

1. ADOPTION OF AGENDA:

Resolution No. 2021-20
Terry Kelly – John Symons

THAT the draft agenda presented to the Committee and dated September 7th, 2021 be hereby adopted as amended. The agenda was amended by removing item 2.

CARRIED

2. ACCEPTING THE MINUTES OF THE PREVIOUS MEETING(S): Removed from agenda

3. DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF:
None for this session

4. RATEPAYER'S DELEGATIONS: None for this session

5. PUBLIC HEARINGS:

File No. C-2021-06
Applicant: Municipality of East Ferris

A public hearing was held on an application submitted by the Municipality of East Ferris. The Municipality is requesting permission from the Committee to re-zone the property from Recreational (O1) to Lakefront Residential (RL).

Mr. Kirton advised the Municipality has had a survey completed to create four new lots and has entered into sales agreements for each lot. There is a discrepancy between the zoning in the online mapping system and the official zoning copies that did not become apparent until later in the process. This application aims to rectify this zoning discrepancy. The current



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zoning is Recreational which allows for various recreational uses as well as a municipal office and fire hall. The request is to rezone the property to the standard lakefront residential for single family dwellings. The re-zoning is consistent with the policies of the Official Plan and the property zones of the surrounding areas.

An Environmental Assessment was completed by FRI Environmental. Mitigation measures are required on certain lots due to the presence of Blanding turtles in the area. The Municipality has not yet heard back from the Ministry of the Environment, Conservation and Parks with their recommendations, but the implementation of these mitigation measures can be done at a later time through site plan control.

The four lots will be created when the sales agreements close in October. Municipalities are exempt from consent policies and can convey land without bringing an application to the Committee of Adjustment. No comments or concerns on this application were received from the public. The Committee discussed the process of this applications. The sales agreements include set back conditions and the lots will be subject to site plan control.

Mr. Corbeil stated that this road had eight new lots created recently and now another four are being created. He has concerns with traffic and water run-off. Councillor Kelly stated that there is a shortage of signage and that the Public Works Committee will be conducting traffic studies throughout the Municipality. The Committee passed the following recommendation to Council:

Resolution No. 2021-21

Frank Corbeil – John Symons

THAT the Planning Advisory Committee Recommends Council direct the Public Works Committee to complete a road capacity study of Nosbonsing Park Road.

CARRIED

The Committee finalized their discussions and passed the following resolution:

Resolution No. 2021-21

Erika Lougheed – Bill Boake

WHEREAS the owner(s) of the lands described as PLAN M505 PT BLK A PT BLK E PCL 14627 W/F on what is locally known as Nosbonsing Park Road has applied for a zoning by-law amendment to rezone the property from the existing O1 (Recreational) zone to the RL (Lakefront Residential) zone

AND WHEREAS the application is consistent with the Provincial Policy Statement, 2014;



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AND WHEREAS the application is in conformity with the policies contained within the Official Plan for the Municipality;

THEREFORE BE IT RESOLVED that the application for a zoning by-law amendment be recommended for approval.

CARRIED

6. **CORRESPONDENCE:** None for this session
7. **NEW BUSINESS:** None for this session
8. **IN-CAMERA (if required):** None for this session
9. **ADJOURNMENT:**

Resolution No. 2021-23
Frank Corbeil - Bill Boake

THAT the Planning Advisory Committee meeting adjourn at 7:07 p.m.

CARRIED

Chair

Planner