



**PLANNING ADVISORY COMMITTEE**  
**Wednesday, June 16<sup>th</sup>, 2021**

The Regular Meeting of the Municipality of East Ferris Planning Advisory Committee was held on Wednesday, June 16<sup>th</sup>, 2021 at 7:00 p.m. via Zoom.

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

**ABSENT (WITH REGRETS):** John O'Rourke

**ALSO IN ATTENDANCE:** Rick Miller, Miller & Urso Surveying, Andrew and Aline Howe

**1. ADOPTION OF AGENDA:**

Resolution No. 2021-12  
Al Herauf – Frank Corbeil

THAT the draft agenda presented to the Committee and dated June 16<sup>th</sup>, 2021 be hereby adopted as circulated.

CARRIED

**2. ACCEPTING THE MINUTES OF THE PREVIOUS MEETING(S):**

Resolution No. 2021-13  
Erika Lougheed – Terry Kelly

THAT the Minutes of the Planning Advisory Committee meeting held May 19<sup>th</sup>, 2021 be adopted as circulated.

CARRIED

**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. SB-2021-01 & C-2021-03**

**Applicant: Miller & Urso Surveying on behalf of Jeffrey Staples**

A public hearing was held on an application submitted by Miller and Urso Surveying on behalf of Jeffrey Staples for a draft plan of condominium and zoning by-law amendment. The applicant is requesting permission to construct a four-unit residential building in a condominium style ownership. The applications were deferred from last month's Planning



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Advisory Committee meeting in order for the applicant to explore site design options to mitigate concerns that were expressed by committee members and residents at the meeting on May 19<sup>th</sup>, 2021.

Mr. Miller spoke to the application on behalf of the owner. A topographic survey has been completed. Preliminary engineering work for the site for lot grading and storm water management has determined that they will be able to control storm water within the site and not adversely affect the properties to the south. This will be done via ditching along the driveway meeting the requirements of the province. Water will be controlled within the site and directed out to Village Road. No more water will leave the site than before development and less water will run down to adjoining properties.

Mr. Miller advised the applicant is willing to plant coniferous trees along the southern property line, which would provide privacy year-round. Larger trees have been left along the south side of the property with no intention to remove them.

Councillor Kelly asked the total size of the lot. Mr. Miller advised approximately 1.5 acres.

Mr. Kirton advised all previous correspondence is still applicable. New information includes the email received from Joe Maksoud which highlighted privacy concerns with the second story windows of the building and increased elevation of site-lines of the development. The planning report stays the same.

Mr. Kirton explained condominium terminology to the Committee. It is a form of ownership structure and not a type of built form.

The Committee discussed water well tests, evaluating the applications against section 51(24) of the planning act, and privacy concerns. Vice-Chair Symons asked if the Planning Act addresses privacy at all. Mr. Kirton advised that privacy is a difficult subject and hard to lay out quantitatively and is not specifically addressed in the Planning Act and is dealt with predominantly through Official Plan policies and general design guidelines.

### **Public Comments**

The Howe's presented to the Committee. The presentation included concerns about the privacy fence only being six feet tall, the proximity of their deck to the property line, size of the parking lot, safety issues pertaining to malfunctioning cars/emergencies, and water run-off. Mr. Miller advised a guardrail could be addressed through site plan control and that the municipal engineer is the third party required to approve the plans.



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Councillor Kelly motioned to refuse the applications. The motion was not seconded by any committee member and was defeated. Mr. Boake motioned to approve the application. Councillor Lougheed seconded the motion, and the applications were approved.

Resolution No. 2021-14  
Bill Boake – Erika Lougheed

**WHEREAS** the owner(s) of the lands described as CON 3 PT LOT 21 PCL 15241 WF RP 36R5309 PART 1 on what is locally known as Village Road in the Municipality of East Ferris has applied for a draft plan of condominium and zoning by-law amendment for the purpose of creating 4 residential units, be approved, with the following conditions stated below:

**AND WHEREAS** the application has regard for the criteria of Section 51(24) of the *Planning Act*;

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

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

**THEREFORE BE IT RESOLVED** that this application be recommended for approval, conditional upon the following:

- 1) That confirmation is provided that all taxes are paid up to date;
- 2) That this approval expires 3 years from the date of approval shown on the face of the draft plan. If there is an appeal to the Local Planning Appeal Tribunal, the 3-year expiration period does not begin until the date of the order of the Local Planning Appeal Tribunal issued in respect of the appeal or from the date of notice issued by the tribunal.
- 3) This draft approval applies to the plan of condominium prepared by Miller & Urso Surveying as shown on Appendix C of the staff planning report, dated May 19<sup>th</sup>, 2021.
- 4) That prior to signing the final plan by the municipality, the proposed condominium conforms to the Zoning By-law or with respect to any zoning conditions or changes related to this application.
- 5) That the owner agrees in writing, by way of entering into an agreement, to satisfy all requirements, financial and otherwise of the Municipality of East Ferris concerning provision of road, installation of services, drainage, and any other aspect of the development proposal.



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- 6) That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority.
- 7) That the owner agrees to convey up to 5% of the land included in the plan or cash-in-lieu to the Municipality for park or other public recreational purposes.
- 8) That the Condominium Agreement between the owner and the Municipality be registered by the Municipality against the lands to which it applies once the plan of condominium has been registered prior to any encumbrances.
- 9) That before Municipal Council's final approval is given, the Council shall be advised in writing by the Manager of Planning and Economic Development how condition no. 7 has been satisfied.

Notes

- 1) That the owner is responsible to obtain any required permits from the North Bay-Mattawa Conservation Authority prior to the issuance of building permits;
- 2) That the owner is responsible to obtain any required permits from the Ministry of Natural Resources and Forestry (MNR) and follow the legal requirements of the Endangered Species Act, 2007; and

CARRIED

Recorded vote on this resolution requested from: Councillor Terry Kelly

	<u>YEA</u>	<u>NAE</u>
Bill Boake	<u>  x  </u>	<u>          </u>
Frank Corbeil	<u>  x  </u>	<u>          </u>
Al Herauf	<u>  x  </u>	<u>          </u>
Terry Kelly	<u>          </u>	<u>  x  </u>
Erika Loughheed	<u>  x  </u>	<u>          </u>
John Symons	<u>          </u>	<u>          </u>
John O'Rourke (absent)	<u>          </u>	<u>          </u>



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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. 2021-15  
Frank Corbeil – Al Herauf

THAT the Planning Advisory Committee meeting adjourn at 7:59 p.m.

CARRIED

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Chair

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Planner