



PLANNING ADVISORY COMMITTEE
Wednesday, April 21st, 2021

The Regular Meeting of the Municipality of East Ferris Planning Advisory Committee was held on Wednesday, April 21st, 2021 at 6:30 p.m. via Zoom.

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

ABSENT (WITH REGRETS): John Symons

ALSO IN ATTENDANCE: Rick Miller, Miller & Urso Surveying

1. ADOPTION OF AGENDA:

Resolution No. 2021-04
Al Herauf – Frank Corbeil

THAT the draft agenda presented to the Committee and dated April 21st, 2021 be hereby adopted as circulated.

CARRIED

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

Resolution No. 2021-05
Bill Boake – Terry Kelly

THAT the Minutes of the Planning Advisory Committee meeting held January 20th, 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



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5. PUBLIC HEARINGS:

File No. C-2021-02

Applicant: Miller & Urso Surveying on behalf of 1851477 Ontario Inc.

A public hearing was held on a Zoning By-law Amendment application submitted by Miller & Urso Surveying on behalf of 1851477 Ontario Inc. The applicant is requesting a Zoning By-law amendment in order to develop the property with a contractor's yard and associated business offices. The project would also include accessory buildings to store equipment and materials as well as self-storage units as part of a future phase of development. Mr. Miller spoke to the application.

The property is approximately 16.4 acres and is currently zoned Rural A and the applicant is seeking to rezone the property to a General Industrial Special Zone (M2S). The General Industrial (M2) zone permits a contractor's yard and business offices and all parts of the project would comply with the base zoning provisions associated with the M2 zone, with the exception of the additional request to allow self-storage units. The Special Zone component of the General Industrial Special Zone (M2S) would permit the addition of self-storage units as an additional permitted use on the property.

Mr. Miller advised there would be no outside storage with the self-storage units. There is a watercourse that runs through the middle of the property, so two entrances would be required. The Committee discussed the storage units. No traffic concerns were identified.

The North Bay Mattawa Conservation Authority has no objections, but advised a tributary of the La Vase River is found on the property. There is no floodplain mapping available for this tributary. Depending on the nature of development, a floodplain analysis may be required prior to a building permit being issued. Mr. Kirton advised a DIA permit may be required. Mr. Miller advised a Storm Water Management brief will also be required.

Resolution No. 2021-06

Terry Kelly – Frank Corbeil

WHEREAS the land owner(s) of the lands described as EAST FERRIS CON 9 PT LOT 14 RP 36R2507 PT 1 PCL 10482 on what is locally known as Corbeil Road has applied for a zoning by-law amendment in order to change the zoning of the subject property from an Agricultural (A) Zone to a General Industrial Special (M2S) Zone to allow for the owner to develop the property with a contractor's yard and associated business offices.

AND WHEREAS the request includes additional special provisions to permit self-storage units as a secondary component of the development plan for a future second phase of development.



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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 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. 2021-07
Bill Boake – Frank Corbeil

THAT the Planning Advisory Committee meeting adjourn at 6:52 p.m.

CARRIED

Chair

Planner