

January 13, 2021

John O'Rourke, Chair & Members of the Planning Advisory Council (PAC)
Pauline Rochefort, Mayor & Councillors of East Ferris Township
Greg Kirton, Manager of Planning and Economic Development
Jake Lacourse, Steve Trahan, Economic Development Committee
Municipality of East Ferris
390, Highway 94,
Corbeil, ON P0H 1K0

To: *All of the above*

**RE: APPLICATION FOR OFFICIAL PLAN & ZONING BY-LAW AMENDMENTS FOR THE PROPERTY
LOCATED AT 382 MacPHERSON DRIVE, CORBEIL, ON**

This letter is in strong opposition to the application named above. While I applaud the economic growth opportunity offered by the relocation of Paige Engineering Ltd. (PEL) from North Bay to Corbeil, a newly created industrial property in the predominately residential area of MacPherson Drive is the wrong location.

The proposal & application for rezoning submitted by John Paige does not conform to the "spirit and intent" of the Official Plan, is not compatible with adjacent residential properties, has an existing building that is not suitable or accessible for its intended purpose without multiple approvals/costs, does not meet minimum zoning requirements and is a potential safety and environmental hazard. PEL needs to be located in an industrial area that is serviced and accessible for both current and future business demands.

Here are the reasons why I disagree with the proposed application:

1. PEL is a mining services business (**REF #1-Website Company Profile**). It has a global customer base and a strong partnership with Stainless Steel Technology, Lively, ON. (**REF #2-Sudbury Mining Journal Article**). PEL participates largely in the mining industry sector, specifically explosives. There are no industrial lands on MacPherson Drive slated for economic development. (**Attachment #1 - Schedule B, Official Plan, April 25, 2016**). 382 MacPherson is currently deemed Agricultural and is surrounded by residential properties and therefore, does not conform to the Official Plan for East Ferris. PEL claims the bulk of its work is engineering services however, the contentious operation is the fabrication/assembly of

monitoring systems that must be fitted to “*bulk explosive delivery trucks*”. It is clear that this is an area for future expansion. There is no guarantee that PEL will not take on work in house that is presently done off-site. Future expansion or sale of this business/property threatens the surrounding residential development. Once it is zoned Industrial, there is no going back. Approval of Industrial rezoning would be very short-sighted.

2. The Planning Act 1990 states that no amendments may be made to the Official Plan until after a 2 year anniversary of any plan acceptance date which would be April 25 2018. **(REF #3 – Planning Act)**. This amendment meets this criteria however, Section 5.3.7, The Trout Lake Specific Protection Policy & its related consent has not been approved. **(REF #4 – Trout Lake)**. Note that the relevant Schedule D, Official Plan is not available online. This policy is still pending approval. This property at 382 has an adjacent wetland which flows into a residential property across the road and ultimately into Trout Lake. Without approved criteria/plan, an industrial rezoning poses a potential threat to the Trout Lake watershed without a process to address it. It is believed that North Bay-Mattawa Conservation Authority have done a cursory review of the site but a thorough environmental assessment should be done to review risks to drainage/wetland , flood and endangered species on all 7.15 acres.
3. The proposed building for the PEL relocation is a 2,000 sq. ft. steel storage shed. It has no water, sewer disposal, no heating but has power. It sits approximately 12 meters or 39 feet from the edge of the road with two blind curves. The building does not meet the required M2 Industrial front yard minimum of 15 meters or 49 feet requested in the application. **(Attachment #2-M2 Requirements Table, Schedule 'B')**. There is insufficient room for parking, 80 ft. transport deliveries of specialized explosive delivery trucks. MacPherson Drive, 5 km. road has no egress. At ingress, #382 is located at the 2 km. mark. Delivery transports must drive the remaining 3 kms. to the end of the road to turn around. The costs to move, retrofit, supply utility and yard services, carry out the required authority land use approvals such as Site Plan Control Agreement, Environmental, North Bay-Mattawa Conservation Approval, Noise Control, Traffic Study etc. would far outweigh PEL's lease operating cost reduction which was the original intent of the relocation. **(See Attachment #3 – Proposed Lot Layout & Attachment #4 – Photo)**. The building itself and access to it will result in higher costs and vehicular/pedestrian safety hazards on a road that was not intended to handle Industrial access by staff/suppliers. The August 2018 road rehabilitation is already suffering due increases in heavy traffic.
4. The **M2S GENERAL INDUSTRIAL SPECIAL** Zoning The **M2S GENERAL INDUSTRIAL “SPECIAL”** Zoning as explained by Greg Kirton achieves the following: “By narrowing the permitted uses through a special zone, it ensures that any future sale and redevelopment for a new use would be required to go through another rezoning to repeat the public process and staff/council review.” Everything changes as demonstrated by the fact that the application exists in the first place to change its current zoning! Industrial Land does not fit in this location sandwiched between 2 residential lots and fronted by 2 more. The business is destined for future expansion as John Paige discussed in the Dec. 12 PAC Meeting with a potential increase in staff from 2 to 8. Gerry Voyer's Garage is

NOT a comparable application. It is M2S, but it is "Commercial" not "Industrial" use and lies on a residential lot not on vacant agricultural land.

5. The Municipality of East Ferris has worked hard to develop/support a number of Plans such as The Official Plan, The Economic Development Plan, The Community Improvement Plan, The Business Retention and Expansion Plan, The Growth Plan for Northern Ontario. It is time to start implementing. This business deserves a place in the 21 acre Industrial Park located off of Eglington Rd. **(ATTACHMENT #5 – Industrial Park Map & REF #5)**. The Economic Development Committee hopes to have the Park ready for construction by summer 2021, ultimately designed with the appropriate infrastructure, utilities, internet and transportation access. This is an excellent opportunity to implement a smart growth plan for this community which incorporates the guidelines for those industries dedicated to Mining Supply and Services such as PEL. **(REF #6-Growth Plan for Northern Ontario 2.3.8 Minerals sector Mining Supply & Services & REF #7 – Lands for Economic Development)** In addition, there is access to local, provincial and federal funding for these initiatives.

In summary, this is not a Home-based small engine repair business that could be run out of a residential garage. PEL's product offerings are destined for expansion/resale. Once this property is zoned Industrial, it is highly unlikely it will ever go back to agricultural/residential.

Hypothetically, if a new plan of subdivision were presented today in 2021 to East Ferris with 250+ waterfront estate lots, schools, churches, small retail shops with residential support services and green space on a stretch of 5 km. road called MacPherson Drive with a 7 acre Industrial site in the middle, would you approve it? The answer is No. So why do it now.

The opposition of 142 petitioners out of 195 MacPherson Drive property owners is unprecedented. Tax revenue from this base is estimated at \$877,500. Please do not ignore these voices. PAC and Council have an obligation to ALL parties both applicant and the public.

East Ferris have both designated lands for economic development and a proposed Industrial Park in the works which are more suitable locations. Please take the long, smart view on this application and vote **"NO"** on Jan. 20, 2021.

Sincerely,
Debbie McMullen,
977 MacPherson Drive,
Corbeil, ON P0H 1K0
reetops@efni.com
705.752.5800
22 year Resident

Attachments: 1,2,3,4,5
References: 1,2,3,4,5,6,7

ATTACHMENTS:

ATTACHMENT #1 - Schedule B, Lands for Economic Development, Official Plan, April 25, 2016

ATTACHMENT #2 - Attachment #2-M2 Requirements Table, Schedule 'B'

ATTACHMENT #3 - Proposed Lot Layout of 382 MacPherson Drive

ATTACHMENT #4 – Photo of Current Building

ATTACHMENT #5 – Proposed 21 acre Industrial Park

REFERENCES:

REF #1- PEL Business Profile:



As per PEL's website business profile, "**Paige Engineering Limited (PEL)** designs, builds and commissions specialized equipment primarily for the manufacture, transportation, delivery and application of commercial explosive material used in mining, construction, tunnelling and quarrying applications. PEL has designed bulk explosive delivery trucks, underground explosive loading equipment, explosive manufacturing equipment and complete emulsion explosives facilities for explosive manufacturing and blasting companies as well as for international mines. All of these designs and equipment are custom built to meet specific customer requirements.

PEL also provides Professional Engineering Services for the Public and Mining Sector with specialization in the Commercial Explosives Industry. PEL is federally incorporated in Canada and operates with a Certificate of Authorization from Professional Engineers Ontario."

REF #2 – Sudbury Journal Mining Article dated Feb. 21, 2018

As per the article above, *"We had to be certified to build these units," said Brad Greasley, president of Stainless Steel Technology". It was a big investment and a lot of work to get to that level, but it was worth it. It's a niche product, but it's a market we think we can grow."* The article goes on to describe the business venture as *"An ideal partnership. John Paige, who has a long history in the global explosives industry, provides the engineering, while Stainless Steel Technology does the fabrication."* This is a collaboration that has existed since 2012. Growth is in PEL's future. This is not a company that belongs in a residential area. This a company that belongs close to its suppliers or industry sector with access to good infrastructure.

REF #3 – Planning Act 1990 – Request for Amendment, Section 22 Request to Planning Board, Two year Period, no request for amendment,

2.1 *"No Person or Public body shall request an amendment to a new official plan before the second anniversary of the first day any part of the plan comes into effect."*

REF #4 – Lake Specific Protection Policy - Trout Lake, Official Plan, April 25, 2016

5.3.7 Waterfront - Lake Specific Protection Policy **[Approval Withheld]** (Page 53)

5.3.7.1 Lake Specific Protection Policy - Trout Lake

Consents for lots within the Trout Lake watershed shall be reviewed in accordance with the policies contained in Section 9.15.2 of this Plan

3. Consents for lots within the Trout Lake Watershed Overlay Designation should only be granted when the policies set out in Sections 5.3.7.1 are satisfied

REF #5 - 5.9.4 Industrial Park or Industrial Uses (Pages 89, 90, 91 Official Plan)

5.9.5 Industrial Classes and Recommended Separation Distances For the purposes of this Plan the following Industrial Classes shall apply:

A) Class I Industrial

Includes light industrial uses defined as a place of business for a small scale, self-contained plant or building which produces/stores a product which is contained in a package and has low probability of fugitive emissions, e.g., noise, dust, odour and/or vibration. There are daytime operations only, with infrequent movement of products and/or heavy trucks and no outside storage. Examples include electronics manufacturing, furniture repair, auto parts supply, packaging and crafting services.

The Recommended Separation Distance from sensitive land uses shall be **300 metres measured from the property line**. In the event that the Recommended Separation Distance cannot be met and encroachment into the area of influence will occur, technical studies are required. A lesser separation distance may be acceptable to a **minimum of 70 metres** provided it is supported by the technical studies.

5.9.6 Development Criteria The following design principles shall apply in considering applications for industrial development: 91 Minister's Modified Version – April 2016

1. Industrial uses should be clustered in locations with respect to the Recommended Separation Distances. As indicated above, such distances may be reduced where Council is satisfied that adverse effects can be mitigated (see Section 5.9.7);
2. Industrial uses may be integrated with commercial uses in a mixed use pattern of development. Development will typically require rezoning as a means to control the location and zoning standards that will apply to the specific type of industrial use proposed;
3. Council may establish appropriate zones in the Zoning By-law for this purpose. Council may also use holding zones as a means to ensure the adequacy of water and sewage disposal services and compliance with environmental standards;
4. All industrial uses are subject to Site Plan Control (see also Section 9.14). Applicants seeking approval will be expected to file a site plan application that clearly illustrates the details of development, e.g., layout, setbacks and massing of buildings, parking, shipping and receiving, on-site traffic movements, outdoor storage, waste disposal systems, lighting, landscaping and buffering, points of ingress and egress, lighting, signage etc.;
5. Applicants must meet all environmental standards under The Environmental Protection Act and where requested, provide evidence, e.g., Environmental Compliance Approval, to Council demonstrating compliance;
6. Applicants shall meet the servicing requirements of Section 4.19. In general, only 'dry' industries will be permitted;

5.9.7 Adverse Effects For the purposes of this Plan, adverse effects as defined in The Environmental Protection Act, means one or more of; • impairment of the quality of the natural environment for any use

REF #6: Growth Plan for Northern Ontario, 2.2 An economic action plan for Northern Ontario

2.3.8 Minerals Sector and Mining Supply and Services

1. Efforts by the Province, industry and, where appropriate, other partners, to grow and diversify the minerals and mining supply and services sectors should include:
 - a. marketing that showcases Ontario as a global leader in environmentally sustainable mineral development and stewardship
 - b. creating new value-added resource sector opportunities through research, development and application of advanced processing and manufacturing technologies
 - c. expanding the mining supply and services industry, increasing exports, and supporting particular areas of competitive advantage including deep mining techniques and clean technologies
 - d. improving timeliness and clarity in regulatory processes, supported by a one window, co-ordinated process for approvals

- e. expanding geoscience mapping and data collection and public access to resource information to expedite the discovery and development of new minerals and other resources
- f. investing in research and innovation that improves the efficiency of industry operations, with an emphasis on extraction and exploration technologies, environmental technologies, and mine closure and rehabilitation processes
- g. enabling new mining opportunities
- h. facilitating partnerships among communities and industry to optimize community employment and benefits
- i. facilitating the entry of new participants and entrepreneurs, including Aboriginal businesses, co-operatives and commercial developers.

REF #7- 5.9 Lands for Economic Development - Official Plan Page 87

5.9.1 Development Concept

It is the intent of Council to provide for a sufficient land base for industrial 88 Minister's Modified Version – April 2016 development in the municipality in areas that can be adequately serviced. While opportunities have been identified for new industrial development in the Villages (Class I and II), the municipality has identified large blocks of land (see Land Use Schedule "B" - Lands for Economic Development) where new industrial or other economic development could be directed without conflicting with surrounding land uses. These blocks are owned by the municipality or are part of the Provincial land base. The focus of industrial uses in the Economic Development Overlay will be on 'dry industries' except where lands can be serviced with communal water and sewer systems (e.g., see Section 4.19). It is not the intent of Council to designate these lands at this time. Amendments to designate any of these lands as lands for Economic Development will only be considered in accordance with the policies of this section.

The intent of Council is to maintain this land bank as candidate areas which may have potential for an industrial park or single purpose sites for industrial uses or other economic development purposes. Any of these candidate sites will be further evaluated according to the criteria in Section 5.9.4 before an amendment is proposed.

EAST FERRIS PAC Members:

Chair - John O'Rourke

Allan Herauf

John Symons

Frank Corbeil

Bill Boake

Council Representative - Councillor Erika Lougheed

Council Representative - Deputy Mayor Michel Voyer – Replacement TBD

EAST FERRIS COUNCIL:

Mayor, Pauline Rochefort

Councillor, Steven Trahan

Councillor, Terry Kelly

Councillor, Erika Lougheed

ECONOMIC DEVELOPMENT: Greg Kirton, Jake Lacourse, Chair, Steve Trahan,