



MUNICIPALITY OF EAST FERRIS
PLANNING ADVISORY COMMITTEE

Wednesday, April 17th, 2019

The Regular Meeting of the Municipality of East Ferris Planning Advisory Committee was held on Wednesday, April 17th, 2019 at 7:00 p.m. at the Corbeil Park Hall.

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

ABSENT (WITH REGRETS):

PUBLIC IN ATTENDANCE: Rick Miller, Miller & Urso and general public

ADOPTION OF AGENDA:

Resolution No. 2019-01

Frank Corbeil – AL Herauf

THAT the draft agenda circulated to the Planning Advisory Committee and dated the 17th of April, 2019 be hereby adopted as circulated.

Carried John O'Rourke

ACCEPTING THE MINUTES OF THE PREVIOUS MEETING(S):

Resolution No. 2019-02

Michel Voyer – Bill Boake

THAT the Minutes of the Planning Advisory Committee meeting held March 27th, 2019 be adopted as circulated.

Carried John O'Rourke

DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF:

-None for this Session



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PUBLIC HEARINGS:

File No. B-2019-04

**Applicant: Corbeil Four Seasons Club
on behalf of Dan Powers**

A public meeting was held on an application submitted by Corbeil Four Seasons Club on behalf of Dan Powers for a consent to sever for the purpose of a lot addition to the property at 1482 Corbeil Road.

Public Comments:

Robert Roy from the Corbeil Four Seasons Club addressed the committee and explained how Dan Powers wishes to donate the property to the Club.

No public input was received at the public meeting and PAC is of the opinion that the proposal is consistent with Provincial Policy, the Municipality's Official Plan, Zoning By-law and represents good land use planning.

Resolution No. 2019-03

John Symons – Frank Corbeil

File No. B-2019-04

**Applicant: Corbeil Four Seasons Club on behalf of
Dan Powers**

WHEREAS the owner(s) of the subject lands on what is locally known as 42 Lavigne Road has applied to sever a parcel of land for the purpose of a lot addition with the adjacent property at 1482 Corbeil Road, 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;



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- 2) That a plan of survey is prepared and filed with the Municipality;
- 3) That a plan of survey be sent electronically to the Municipality of East Ferris' Community Planner;
- 4) That the applicant pays \$250.00 in finalization fee prior to the transfer of the parcel of land;
- 5) That the transfer(s)/Deed(s) of Land is submitted to the Secretary-Treasurer for the Issuance of the Certificate of Consent under subsection 53 (42) of the Planning Act, R.S.O. 1990, c.P.13, as amended;
- 6) That subsection 50(3) of the Planning Act, R.S.O. 1990, c.P. 13 as amended applies to any subsequent conveyance or transaction of or in relation to the parcel of land being the subject of this consent; and
- 7) That all conditions must be filled within one year from the date the notice of decision has been given otherwise this provisional consent will lapse and the application for consent shall be deemed to be refused as per Section 53 (41) of the Planning Act, R.S.O. 1990, c.P.13, as amended.

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 (MNRF) and follow the legal requirements of the Endangered Species Act, 2007.

Carried John O'Rourke



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PUBLIC HEARINGS:

File No. SB-2018-03, C-201803

Applicant: Nosbonsing Park Limited

A public meeting was held on an application submitted by Nosbonsing Park Limited for a proposed draft plan of subdivision and zoning by-law amendment for 8 waterfront lots.

Public Comments:

Rick Miller, the agent for the applicant, addressed the concerns with the application that were raised by the public at the previous meeting of November 7, 2018. A preliminary hydrogeological study was completed and the final study will be submitted prior to final approval. All lots will meet MOE guidelines for minimal impact and be under Site Plan Control. There is not a lot the developer can do with regards to the state of Nosbonsing Park Road itself. Any issue with the road itself would have to be dealt with through the municipality.

Henry Bos of Birch Hill Road had a question about the zoning of the property. Greg Kirton advised that the property is currently designated waterfront under the official plan and is to be rezoned to lakefront residential under the zoning by-law. Mr. Bos stated that the west basin is currently at capacity and has concerns about the same thing happening here. Mr. Bos asked the committee whether or not the application can be put on hold until a proper water impact study is completed.

Mark LaRouche and Melanie McVeety of 406 Nosbonsing Park Road expressed their concerns regarding moving forward with the application until a proper water impact study is done. Mark inquired about how much brush would be cut back from the road for better site lines. There is concern about where a driveway would go on lot 8 and how it would affect their property. They want to be on record stating their concerns about what happens when there is development on lot 8 and the drainage issues that may follow. There is concern for who is responsible if their property suffers negatively because of the development. Mark discussed his concerns about lake development capacity, the tipping point, and blue/green algae.

Rob Effinger of 420 Nosbonsing Park Road questioned whether or not it is the municipal engineer's responsibility to ensure water run off does not affect other properties. This will be dealt with through the driveway design and entrance permit.



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Bob Guillemette of 690 Nosbonsing Park Road asked if docks and boat ramps were allowed to be built on each lot. It was indicated that in the FRI Ecological Report that shorelines locations that were suitable for docks were identified. Boat ramps that modified the shoreline would be subject to DIA permits from the NBMCA prior to any construction. Site Plan Control Agreements with the Municipality of East Ferris would also dictate both of these items.

Resolution No. 2019-04

Erika Lougheed – John Symons

File No. SB-2018-03, C-201803

Applicant: Nosbonsing Park Limited

WHEREAS the owner(s) of the lands described as Park Broken Lot 5 & Part Original Road Allowance in front of Broken Lot 5, Concession 5, Township of East Ferris, District of Nipissing on what is locally known as Nosbonsing Park Road has applied for a draft plan of subdivision and zoning by-law amendment for the purpose of creating a new 8 lot, waterfront residential development;

WHEREAS the committee requires additional information in order to evaluate the application.

THEREFORE BE IT RESOLVED that this application be recommended to be deferred so that additional information may be reviewed in order for the Committee to make a final recommendation.

Carried John O'Rourke

Frank Corbeil member of the PAC requested a recorded vote on the above resolution:

| | <u>YEA</u> | <u>NAE</u> |
|----------------|------------|------------|
| Bill Boake | X | |
| Michel Voyer | X | |
| Erika Lougheed | X | |
| John Symons | X | |
| Frank Corbeil | | X |
| Al Herauf | X | |
| John O'Rourke | X | |



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Resolution No. 2019-05

Michel Voyer – Bill Boake

THAT this meeting proceeds to in-Camera session as per Section 239 (3.1) Educational or training session under the Municipal Act, S.O. 2001, c.25 as amended at 8:28 p.m.

Carried John O'Rourke

The Planning Advisory Committee proceeded into closed session for an education/training session pertaining to general planning matters and procedures.

Resolution No. 2019-06

Frank Corbeil – Al Herauf

THAT we do now adjourn this in-camera meeting at 8:48 p.m. and return to our Regular session of Planning Advisory Committee meeting.

Carried John O'Rourke

ADJOURNMENT:

Resolution No. 2019-07

Bill Boake – John Symons

That the meeting adjourn at 8:49 p.m.

Carried John O'Rourke

Chair

Planner