



**THE CORPORATION OF THE MUNICIPALITY OF EAST FERRIS
PLANNING ADVISORY COMMITTEE MEETING MINUTES**

July 19, 2023

PRESENT:	Frank Corbeil Bill Boake John Symons Terry Kelly	Lauren Rooyakkers Steve Austin Tara Michauville
STAFF PRESENT:	Greg Kirton	Kari Hanselman

1. Call to Order

Chair Kelly called the meeting to order at 6:30 p.m.

2. Adoption of Agenda

2023-26

Moved by Lauren Rooyakkers

Seconded by Bill Boake

That the draft agenda presented to the Committee and dated the 19th day of July, 2023 be hereby adopted as circulated.

Carried Chair Kelly

3. Accepting the Minutes of the Previous Meeting(s)

a. Minutes from meeting on June 21st, 2023

2023-27

Moved by Steve Austin

Seconded by Tara Michauville

That the Minutes of the Planning Advisory Committee Meeting of June 21st, 2023 be adopted as circulated.

4. Business Arising from the Minutes

None for this session.

5. Disclosure of Pecuniary Interest and General Nature Thereof

None for this session.

6. Chair's Comments

Chair Kelly welcomed everyone in attendance.

7. Ratepayer's Delegations

None for this session.

8. Public Hearing(s)

a. LSRA-2023-02 - Todd and Tanya Burlington - 966 Hemlock Island

A public meeting was held on an application submitted by Todd and Tanya Burlington. The applicants are requesting to close and purchase the shore road allowance in front of 966 Hemlock Island. Ms. Burlington spoke to their application. They would like to build a shed by the water's edge.

Mr. Kirton advised that the North Bay Mattawa Conservation Authority has no objection to the application. Any work being done near the water will require a DIA permit from the Conservation Authority.

No public input was received at the public meeting and the application was approved by the Committee.

2023-28

Moved by Bill Boake

Seconded by John Symons

WHEREAS a request has been made by Todd and Tanya Burlington to close and purchase the original shoreline road allowance abutting 966 Hemlock Island.

AND WHEREAS By-law No. 2015-35 provides policies and procedures for the disposition of Shoreline Road Allowances in the Municipality of East Ferris;

AND WHEREAS the request would comply with the policies set out in By-law No. 2015-35;

THEREFORE BE IT RESOLVED that the request made by Todd and Tanya Burlington to close and purchase the original shoreline road allowance abutting 966 Hemlock Island be recommended to proceed in accordance with applicable regulations, policies and procedures set out in By-law No. 2015-35.

b. C-2023-03 - 1000328150 Ontario Inc. - Centennial Crescent

A public meeting was held on an application submitted by Tulloch Geomatics Inc. on behalf of 1000328150 Ontario Inc. The applicants are applying to rezone the subject property from the exiting Rural (R) zoning to a General Commercial Special (C1S) zone in order to permit the construction of an animal hospital with an accessory kennel use. The applicant is also seeking approval for a consent application to create an additional lot that would be used for future commercial development, with no current planned uses.

Steve McArthur from Tulloch presented the application. The MTO commented that the current entrance location does not meet their desirable offset criteria for a private entrance to a commercial development, from a major provincial highway. The MTO does recognize that access options are limited, and that commercial development at this intersection is identified in the Official Plan. The MTO will work with the developer and the Municipality to find a common solution.

Director of Community Services recommended that a Holding Symbol be placed on the southerly lot until such time as the MTO's requirements are met. This will allow for the rezoning to go through, but place a hold on future development until the MTO is satisfied.

No public input was received at the public meeting and the application was approved.

2023-29

Moved by Bill Boake

Seconded by Tara Michauville

WHEREAS the land owner(s) of the lands described as CON 13 PT LOT 14 RP NR83 PART 1 on what is locally known as Centennial Crescent has applied to amend Comprehensive Zoning By-law No. 2021-60 to rezone a parcel of land from the existing Rural (R) zoning to a General Commercial Special (C1 Sp.) zone and a General Commercial Special Holding zone (C1H Sp.);

AND WHEREAS the application is being made in conjunction with a consent to sever application that would seek to create one new lot from the subject lands;

AND WHEREAS the application is consistent with the Provincial Policy Statement, 2020;

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

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

Carried Chair Kelly

9. Correspondence and Information Items

None for this session.

10. In-Camera (if required)

None for this session.

11. Adjournment

2023-30

Moved by Frank Corbeil

Seconded by Tara Michauville

That the Planning Advisory Committee Meeting adjourn at 6:56 p.m.

Carried Chair Kelly

Chair

Terry Kelly

Director of Community Services

Greg Kirton