



MUNICIPALITY OF EAST FERRIS
PLANNING ADVISORY COMMITTEE

Wednesday, March 27th, 2019

The Regular Meeting of the Municipality of East Ferris Planning Advisory Committee was held on Wednesday, March 27th, 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 Monica Hawkins, Clerk

ABSENT (WITH REGRETS):

Public in attendance: Rick Miller, Miller & Urso and general public

ADOPTION OF AGENDA:

Resolution No. 2019-01

Erika Lougheed - Michel Voyer

THAT the draft agenda presented to the Committee and dated the 27th of March, 2019 be hereby adopted as circulated.

Carried John O'Rourke

DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF:

-None for this Session

Resolution No. 2019-02

John Symons - Frank Corbeil

THAT the Minutes of the Planning Advisory Committee meeting held February 20th, 2019 be adopted as circulated.

Carried John O'Rourke



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PUBLIC HEARINGS:

File No. SB-2018-02, OPA-2018-02, C-2018-02 Applicant: 1851477 Ontario Inc.

A public meeting was held on applications submitted by 1851477 Ontario Inc. for a draft plan of subdivision, official plan amendment, and zoning by-law amendment.

Public Comments:

Rick Miller, the agent for the applicant, stated he was at a meeting several months ago and that there were lots of comments received from the public and the North Bay Mattawa Conservation Authority. The municipality is in receipt of the final report of FRi Ecological Services. All lots are under site plan control and the building envelope will be identified on the site plan. Species at risk protection recommendations were made in the FRi report and would be implemented through the subdivision agreement process and site plan control agreement process.

Michael Pettigrew of 184 One Mile Road has a question on the process related to meeting dates and times and order of procedural elements in the process.

Maggie Preston-Coles, resident of East Ferris, made a comment on how ten years ago Lynn Johnson was not developing. She wants a rural community, not buildings. The added houses will decrease the available habitat for species at risk.

There was a question about how the committee will protect the residents. Greg Kirton, Manager of Planning and Economic Development stated that residents will be protected through the subdivision agreement, which would outline all responsibilities and requirements from the developer related to the project.

Christine Rivet of 198 One Mile Road wondered if the petition which was signed by 55 people will have any weight on the Committee's decision.

Jean Larocque of 76 Dugas Road had a question about the creek. The restrictions in the Official Plan for septic apply.

Bill Edwards of One Mile Road had a comment about engineering before everything is done.

John Symons commented on how it is the Committee's mandate to evaluate the application in the context of the required provincial and municipal policies and not make decisions based solely on personal feelings.



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Public input was received regarding Files SB-2018-02, OPA-2018-02, C-2018-02 and considered during the public meeting, the Planning Advisory Committee (PAC) is of the opinion that the proposal is consistent with the Provincial Policy, the Municipality's Official Plan, Zoning By-law and represents good land use planning.

Resolution No. 2019-03
Frank Corbeil – Al Herauf

File No. SB-2018-02, OPA-2018-02, C-2018-02 Applicant: 1851477 Ontario Inc.

WHEREAS the owner(s) of the lands described as Part of Lots 11, 12, 13 and 14, Concession 15, Township of East Ferris, District of Nipissing in the area that is locally known as Macpherson Drive, Centennial Drive, and One Mile Road has applied for a draft plan of subdivision, official plan amendment and zoning by-law amendment for the purpose of creating a new residential development of 25 lots, 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 subdivision prepared by Miller & Urso



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Surveying as shown on Appendix 4 of the staff planning report, dated March 27th, 2019.

- 4) That prior to signing the final plan by the municipality, the proposed subdivision 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.
- 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 Subdivision Agreement between the owner and the Municipality be registered by the Municipality against the lands to which it applies once the plan of subdivision 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 (MNRF) and follow the legal requirements of the Endangered Species Act, 2007;

Carried John O'Rourke

ADJOURNMENT:

Resolution No. 2019-04
Bill Boake – Michel Voyer



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That the meeting adjourn at 8:36 p.m.

Carried John O'Rourke

Chair

Planner