



PLANNING ADVISORY COMMITTEE
Wednesday, December 16th, 2020

The Regular Meeting of the Municipality of East Ferris Planning Advisory Committee was held on Wednesday, December 16th, 2020 at 6:30 p.m. via Zoom.

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

ABSENT (WITH REGRETS): Michel Voyer

ALSO IN ATTENDANCE: Applicants John and Joanne Paige, Sylvie Hotte, Maggie Preston-Coles

1. ADOPTION OF AGENDA:

Resolution No. 2020-28
Bill Boake – John Symons

THAT the draft agenda presented to the Committee and dated December 16th, 2020 be hereby adopted as circulated.

CARRIED

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

Resolution No. 2020-29
Frank Corbeil – Erika Lougheed

THAT the Minutes of the Planning Advisory Committee meeting held October 21st, 2020 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

Prior to the Public Hearings, Mr. Kirton advised that anyone watching via the live stream, who wishes to comment on the applications may e-mail him and he will provide the zoom link.



PLANNING ADVISORY COMMITTEE
Wednesday, December 16th, 2020

5. PUBLIC HEARINGS:

File No. C-2020-03 & OPA-2020-01

Applicant: Paige Engineering Limited

A public meeting was held on an application submitted by Paige Engineering Limited requesting from the Municipality an Official Plan Amendment and Zoning By-law Amendment in order to establish a light industrial use within the existing building on site.

John Paige introduced himself and his wife Joanne Paige. Mr. Paige shared a presentation with the Committee describing what their company does. They are a small engineering company with three engineers and one labourer. Mr. Paige advised that it is illegal for them to possess and or manufacture explosives. Almost 95% of their business is the engineering side which takes place behind a screen. Their business does on occasion perform final connections on trucks. They are not a steel fabrication shop, rather they do final assembly.

Mr. Paige said there would be no effect on local traffic. They design control systems, underground emulsion loaders, mixers, etc. Mr. Paige shared with the Committee other projects they have completed. Mr. Paige advised they are looking to relocate the shop to East Ferris because it is less expensive than their current location in North Bay. The building will not produce emissions. On average transports will deliver goods to the property 1-2 times a year.

With regards to noise pollution, Mr. Paige stated they will be insulating the building to dampen tool noise. A noise mitigation report was submitted to Mr. Kirton. There will also be a vegetative buffer to further deaden any noise.

Chair O'Rourke asked Mr. Paige what would be delivered in the transports. Mr. Paige advised it would be underground vehicles as they are not road worthy. Other items being delivered would be offloaded with a forklift.

Chair O'Rourke also asked what they see happening in the future with regards to expanding. Mr. Paige said they do not want to expand too much. Their focus is on engineering and are not looking to create a massive company.

Mr. Symons asked if office space is required and what considerations have been made for health & safety, etc. Mr. Paige advised they are looking for office space elsewhere.

Mr., Herauf asked if there would be washrooms and changerooms. Mr. Paige said there would be, and they will be using an incinerating toilet so there will not be a sewage bed.

Mr. Kirton shared with the Committee all correspondence that was received including two sets of objection petition documents with 134 signatures, opposition letter and amendment letters from Sylvie Hotte and Bill Hodegman, and a noise mitigation report. The North Bay



PLANNING ADVISORY COMMITTEE

Wednesday, December 16th, 2020

Mattawa Conservation Authority advised a DIA permit would not be required and that they had no objection to the application. Mr. Kirton advised the correspondence was circulated as requested.

Mr. Kirton advised his Planning Report recommended deferral of the application in order to allow Paige Engineering to submit additional information related to the projected noise emissions and that the report was received yesterday. Mr. Kirton stated that the proposed use of the building is very light on the scale of industrial uses, but that the general industrial zoning category is the most accurate fit. There are no inherent policy issues. The Official Plan states a separation distance of 70 meters but can be reduced to 20 meters when appropriate supporting documentation is submitted. This property is above the minimum at 25 meters. When speaking with the Municipal Engineer, Mr. Kirton advised that Mr. Boucher noted that double or triple glass windows could be required through a Site Plan Control Agreement to further address noise concerns. Mr. Kirton advised the shop would be similar to Gerry's Auto which is approximately 100 metres down the road, but with much less traffic in and out on a daily basis. Gerry's Auto is also zoned General Industrial Special (M2S). There would be no issues with the weight of the trucks being on the road.

The Committee discussed potential issues and concerns with the larger trucks being unable to back into the entrance. Mr. Kirton advised that if the application were to be deferred, Mr. Boucher would have time to provide full comments.

Public Comments

Mr. Kirton advised there are three people in the waiting room for commenting.

Sylvie Hotte & Bill Hodgeman – 392 MacPherson Drive

Ms. Hotte advised they oppose the application. They submitted 134 signatures from nearby residents opposing the application as well. Ms. Hotte stated the application does not conform to the Official Plan and the property cannot be re-zoned without an amendment to the Official Plan. Ms. Hotte cited sections of the Official Plan pertaining to loss of enjoyment of property and adverse effects on health. Ms. Hotte stated that Paige Engineer's statements are contradicting with regards to the door of the shop being open. The shop is located 7.2 meters from their garage which has a loft. Reasons this application should not move forward include; lack of conformity to the rural residential homes, change in character, serves no one except the owner, it encroaches on the setback, located at a hazardous part of the road, and it is an un-serviced area – no hydrants.

Mr. Symons appreciates Ms. Hotte's passion and in-depth investigation. He asked whether residents, when signing the petition, were made aware of the specific components of the plan mentioned in the petition. Ms. Hotte said no they were not; they were just opposed. Ms. Hotte



PLANNING ADVISORY COMMITTEE
Wednesday, December 16th, 2020

advised she is not opposed to development and creating jobs. Industrial business is not acceptable in this area. She moved to a rural setting to get away from industrial business.

Maggie Preston- Coles – Carriere Road

Ms. Preston-Coles provided comments on the application to the Committee. Ms. Preston-Coles is curious what the property will look like exactly. Will office space be added in the future? Mr. Paige advised there will be no office space. Mr. Kirton advised the zoning and official plan boundaries do not have to follow property boundaries. Ms. Preston-Coles stated that logistically it does not make sense to have this business in a residential area. There are other more appropriate areas in the municipality. Ms. Preston-Coles was under the impression that the property would be rezoned to M2 which is heavy industrial use. Mr. Kirton stated that M2 is general industrial. Light industrial use was in reference to the Official Plan. The Official Plan has different classes of industrial use. Special zones modify existing zoning provisions of the base zone. This special zoning, in this case, proposes that all the permitted uses associated with the M2 zoning be removed and one single permitted use be inserted, which is exactly what Paige Engineering does – so that someone cannot buy the property in the future and run an undesirable business that would be more impactful to neighbouring properties.

Ms. Preston-Coles discussed road safety and the potential sub-division in the area. How long would trucks be parked at the side of the road. Traffic needs to be managed. Ms. Preston-Coles discussed environmental issues, such as the Blanding turtles nesting in the area. The municipality does not have a full-time fire department to respond to emergencies. Ms. Preston-Coles disagrees with Mr. Kirton's statement that it will not be precedence setting. Discussions were had regarding increasing communications and transparency. Ms. Preston-Coles believes notices should be sent to more people than the 240 metres. Since not everyone can make it to the public meeting, Ms. Preston-Coles requests the application be deferred to allow more people to comment.

Mr. Paige advised there is no holding tanks on the property. Mr. Kirton advised the Endangered Species Act is always in effect. Paula Scott from the NBMCA did not have any concerns and a DIA Permit is not required.

Mr. Paige advised he has spoken with Fire Chief Loeffen. All regulations have been met.

Mr. Corbeil is concerned with potential safety issues with the transports being parked on the road. Mr. Paige advised there is ample room on the shoulder to unload with a forklift. Mr. Kirton stated that a site design document for unloading should be completed.

The third person waiting to comment on the application had exited the waiting room.

Ms, Hotte, Sylvie Hotte's daughter, expressed her concerns with pedestrian safety.



PLANNING ADVISORY COMMITTEE
Wednesday, December 16th, 2020

The Committee discussed their concerns with the application including the number of residents opposed and safety issues. Mr. Paige advised he will come up with a plan to get the transport off the road. The Committee deferred the application to allow for further review and the submission of additional information.

Resolution No. 2020-30

John Symons – Bill Boake

File No. C-2020-03 & OPA-2020-01

Applicant: Paige Engineering

WHEREAS the land owner(s) of the lands described as CON 15 PT LOT 11 RP 36R10535 PART 2 REM PCL 18774 WF on what is locally known as 382 Macpherson Drive has applied for an Official Plan Amendment and Zoning By-law Amendment in order change the designation of the lands from Rural to Lands for Economic Development and to change the zoning from Agricultural (A) to General Industrial Special (M2S) to allow light industrial use within the existing building on site;

THEREFORE BE IT RESOLVED that the application for an Official Plan Amendment and Zoning By-law Amendment be deferred to allow for the submission and review of additional information in order for the Committee to make a final recommendation.

CARRIED

Public input was received at the public meeting.

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. 2020-31

Al Herauf – Erika Lougheed

THAT the Planning Advisory Committee meeting adjourn at 8:07 p.m.

CARRIED



PLANNING ADVISORY COMMITTEE
Wednesday, December 16th, 2020

Chair

Planner