



PLANNING ADVISORY COMMITTEE
Wednesday, May 19th, 2021

The Regular Meeting of the Municipality of East Ferris Planning Advisory Committee was held on Wednesday, May 19th, 2021 at 6:30 p.m. via Zoom.

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

ABSENT (WITH REGRETS): Bill Boake

ALSO IN ATTENDANCE: Rick Miller, Miller & Urso Surveying, Andrew and Aline Howe, Joe Maksoud and Amanda Desbiens, and Leigh Cornick

1. ADOPTION OF AGENDA:

Resolution No. 2021-08
Frank Corbeil – Al Herauf

THAT the draft agenda presented to the Committee and dated May 19th, 2021 be hereby adopted as circulated.

CARRIED

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

Resolution No. 2021-09
John Symons – Erika Lougheed

THAT the Minutes of the Planning Advisory Committee meeting held April 21st, 2021 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



PLANNING ADVISORY COMMITTEE
Wednesday, May 19th, 2021

5. PUBLIC HEARINGS:

File No. SB-2021-01 & C-2021-03

Applicant: Miller & Urso Surveying on behalf of Jeffrey Staples

A public hearing was held on an application submitted by Miller and Urso Surveying on behalf of Jeffrey Staples for a draft plan of condominium and zoning by-law amendment. The applicant is requesting permission to construct a four-unit residential building in a condominium style ownership. Mr. Miller spoke to the application on behalf of the owner. The four units are arranged in a townhouse style build form with shared well and septic systems. Two parking spaces are proposed for each unit for a total of 8 parking spaces. There will be no inside common area. The structure will be slab on grade and each unit will have two bedrooms. Well tests have been completed and are sufficient. All units will share one septic system. Balconies will face away from the adjoining properties to the south. The Village area, as defined by the East Ferris Official Plan, is designated for this type of development.

The North Bay Mattawa Conservation Authority had no objections to the location of the septic and based on two bedrooms per unit had no concerns with volume. Objection letters were received from the Howe's at 20 Edmond Road, the Rancourt's at 28 Edmond Road, and the Beaupre's at 1315 Village Road.

Mr. Kirton advised that this is the right area for this type of proposal. The hamlet residential zoning permits multiple residential buildings, but does not allow for this specific type of building, which is why the applicant is requesting a special zone component to the zoning by-law amendment.

Councillor Loughheed stated that the two-bedroom units may not just be for seniors and two-bedroom units would go well. Councillor Kelly had concerns with the applications including allowing four dwellings on a 1.2-acre lot, nearby wetlands, and its approval being precedence setting.

Mr. Miller advised that policies are in place to allow for multi-residential units in this area. The septic system is designed to handle multiple units and that all provincial standards must be met. The condominium ownership form allows greater protection for neighbours as the agreement will state how the grounds are to be maintained.

Public Comments

Andrew and Aline Howe from 20 Edmond Road commented on the applications. Concerns were raised regarding loss of privacy, drainage issues, and safety issues with the proximity of



PLANNING ADVISORY COMMITTEE
Wednesday, May 19th, 2021

the parking lot to their backyard. They are not opposed to a single-family dwelling on the property, but believe a four-unit building does not belong.

Mr. Miller advised that any drainage issues would be addressed through a Storm Water Management Plan. No more water can leave the property than current levels and water cannot be released any faster. Checks and balances are in place to ensure proper drainage. The applicants are open to redesigning to accommodate the neighbours. There are no plans for lighting in the parking lot.

Mr. Kirton clarified that the property is currently zoned commercial and would be re-zoned to residential.

Leigh Cornick from 75 Edmond Road expressed her concerns with the applications. Her family just moved to East Ferris to get away from the city and would not be happy with this development.

Mr. Howe reminded the Committee of the bedrock in the area and reiterated his concerns for the loss of privacy his family would face.

The Committee discussed the applications including the need for a Storm Water Management Plan, the need for housing in the community, conformity with the Official Plan and Zoning-by-law, and addressing resident concerns while giving the applicant the due diligence they deserve. Mr. Kirton shared an arial view of the property. The Committee discussed where the water flows.

After roundtable discussions the Committee passed the following resolution deferring the application to a future meeting:

Resolution No. 2021-10

John Symons – Terry Kelly

WHEREAS the owner(s) of the lands described as CON 3 PT LOT 21 PCL 15241 WF RP 36R5309 PART 1 on what is locally known as Village Road in the Municipality of East Ferris has applied for a draft plan of condominium and zoning by-law amendment for the purpose of creating 4 residential units.

AND WHEREAS deferring the applications will allow the applicant to explore site design options to mitigate concerns that were expressed by committee members and residents during the public hearing on May 19th, 2021



PLANNING ADVISORY COMMITTEE
Wednesday, May 19th, 2021

AND WHEREAS deferring the applications will allow Committee members to further consider the proposal in the context of the information brought forward at the Planning Advisory Committee meeting on May 19th, 2021

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

CARRIED

Recorded vote on this resolution:

	<u>YEA</u>	<u>NAE</u>
Frank Corbeil	<u>X</u>	_____
Al Herauf	<u>X</u>	_____
Terry Kelly	<u>X</u>	_____
Erika Loughheed	<u>X</u>	_____
John Symons	<u>X</u>	_____
John O'Rourke	<u>X</u>	_____

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. 2021-11
Al Herauf – Terry Kelly

THAT the Planning Advisory Committee meeting adjourn at 7:59 p.m.

CARRIED

Chair

Planner