



**PLANNING ADVISORY COMMITTEE**  
**Wednesday, February 16<sup>th</sup>, 2022**

The regular Meeting of the Municipality of East Ferris Planning Advisory Committee was held on Wednesday, February 16<sup>th</sup>, 2022 at 6:30 p.m. via Zoom.

**PRESENT:** Bill Boake, Frank Corbeil, Erika Lougheed, Terry Kelly, Al Herauf, Greg Kirton, Manager of Planning and Economic Development, and Kari Hanselman, Recording Clerk

**ABSENT (WITH REGRETS):** John O'Rourke, John Symons

**ALSO IN ATTENDANCE:** Rick Miller, Miller & Urso Surveying and Francis Lefebvre, Degagne and Lefebvre Building Group

**1. ADOPTION OF AGENDA:**

Resolution No. 2022-06  
Bill Boake – Frank Corbeil

THAT the draft agenda presented to the Committee and dated February 16<sup>th</sup>, 2022 be hereby adopted as circulated.

CARRIED

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

Resolution No. 2022-07  
Al Herauf – Terry Kelly

THAT the Minutes of the Planning Advisory meeting held January 19<sup>th</sup>, 2022 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, February 16<sup>th</sup>, 2022**

**5. PUBLIC HEARINGS:**

**a) File No. C-2021-10      Applicant: Miller & Urso Surveying Inc. on behalf of Perron Properties Inc. and Daniel and Linda Mercier**

A public hearing was held on an application submitted by Miller & Urso Surveying Inc. on behalf of Perron Properties Inc. and Daniel and Linda Mercier requesting permission from the Committee to modify the zoning to line up with the proposed land swap. Currently 1163 Village Road is zoned General Commercial (C1) and 1177 Village Road is zoned Hamlet Residential (RH). If the land swap is approved, the proposed lands being taken from 1163 and merged with 1177 would be changed from C1 to RH and the proposed lands being taken from 1177 and merged with 1163 would be changed from RH to C1. This application is in conjunction with Consent applications B-2021-45 and B-2021-46 and would keep the zoning consistent with the property boundaries.

The North Bay Mattawa Conservation Authority commented that there is no historical septic installation record but had no concerns for installation in the future.

No public comments were received at the public hearing and the application was approved.

**Resolution No. 2022-08**

Frank Corbeil – Al Herauf

File No. C-2021-10

Applicants: Miller & Urso Surveying Inc. on behalf of Perron Properties Inc. and Daniel and Linda Mercier

WHEREAS the land owner(s) of the lands described as CON 3 PT LOT 21 RP NR620 PART 2 PCL 13472 W/F on what is locally known as 1163 Village Road and the land owner(s) of the lands described as CON 3 PT LOT 21 RP NR388 PART 1, 2 PCL 7951 W/F on what is locally known as 1177 Village Road have applied for a zoning by-law amendment;

AND WHEREAS the proposed application seeks to slightly modify the zoning to line up with the proposed land swap that is being requested by applications B-2021-45 & B-2021-46. Currently 1163 Village Road is zoned General Commercial (C1) and 1177 Village Road is zoned Hamlet Residential (RH);

AND WHEREAS the proposed lands being taken from 1163 and merged with 1177 would be changed from C1 to RH and the proposed lands being taken from 1177 and merged with 1163 would be changed from RH to C1;

AND WHEREAS In both cases a special zoning component would be added to the zoning to recognize the existing lot area deficiency of each parcel;



**PLANNING ADVISORY COMMITTEE**  
**Wednesday, February 16<sup>th</sup>, 2022**

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 RESOLVED that the application for a zoning by-law amendment be recommended for approval.

CARRIED

No public input for this application was received at the public meeting.

**b) File No. C-2022-01      Applicant: Degagne & Lefebvre Building Group on behalf of Steve Brunette – Vacant Land Highway 94**

A public hearing was held on an application submitted by Degagne & Lefebvre Building Group on behalf of Steve Brunette requesting permission from the Committee to rezone the property from Rural (R) to Light Industrial (M1) in order to permit the construction of a large garage to store equipment with possible plans to build a future home as an accessory dwelling unit.

Mr. Lefebvre advised that the applicant would like to consolidate the machinery he uses for his business and eventually build a home on the property.

The North Bay Mattawa Conservation Authority advised that a DIA permit would be required for any construction with 30 metres of the stream at the front of the property. They have no concerns of a suitable septic location.

The driveway location is flat and straight so there are no concerns with the entrance.

No public comments were received at the public hearing and the application was approved.

**Resolution No. 2022-09**

Terry Kelly – Bill Boake

File No. C-2022-01

Applicants: Degagne & Lefebvre Building Group on behalf of Steve Brunette

WHEREAS the land owner(s) of the lands described as CON 12 PT LOT 15 RP36R6456 PART 3 PCL 16299 WF on what is locally known as Highway 94 has applied for a zoning by-



**PLANNING ADVISORY COMMITTEE**  
**Wednesday, February 16<sup>th</sup>, 2022**

law amendment to rezone the property from Rural (R) to Light Industrial (M1) in order to permit a Light Manufacturing Use;

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 RESOLVED that the application for a zoning by-law amendment be recommended for approval.

CARRIED

No public input for this application was received at the public meeting.

**6. CORRESPONDENCE**

The Committee approved of a date change for the May 2022 meeting to Wednesday, May 11, 2022.

**7. OTHER BUSINESS:** None for this session

**8. IN-CAMERA (if required):** None for this session

**9. ADJOURNMENT:**

Resolution No. 2022-10  
Frank Corbeil – Al Herauf

THAT the Planning Advisory Committee meeting adjourn at 6:47 p.m.

CARRIED

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Chair

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Planner