



**Municipality of East Ferris
Planning Advisory Committee**

AGENDA

**Wednesday, April 19th, 2017
7:30 p.m. – Corbeil Park Hall**

- 1. Adoption of Agenda**
- 2. Accepting the Minutes of the previous meeting(s):**
 - a) Regular Meeting – March 15th, 2017 and March 30th, 2017
- 3. Ratepayer’s Delegations:** None for this session
- 4. Business arising from March 15th, 2017 or March 30th, 2017 meeting:**
None for this session
- 5. Business arising from the Minutes:** None for this session
- 6. Public Hearing(s):**

Planning Act Applications:

<p>a) B-2017-05</p>	<p>Rick Champagne and Nancy Best: *Amendment*</p> <p>The applicants are proposing to sever a parcel of land for the purpose of a lot addition to add approximately 23 metres of frontage on Corbeil Road and an area of 0.2806 hectares to be added to the abutting property at 1782 Corbeil Road. No new lots are being proposed through File B-2017-05 (1).</p>
<p>b) OPA-2017-01</p>	<p>Miller and Urso Surveying Inc. on behalf of 1851477 Ontario Inc.:</p> <p>The applicants are proposing a site specific amendment to the Official Plan to amend the designated from Rural to Estate Residential. The proposal is also to amend the existing numerical standards in Policy 5.5.7 Estate Residential Design Standards to:</p>

	<p>The lot sizes within this Estate Residential Area shall be an average of 0.41 hectares with no individual lot being less than 0.34 hectares in lot area and 15 metres of frontage to allow for a Conservation Design Vacant Land Condominium.</p>
<p>c) C-2017-01</p>	<p>Miller and Urso Surveying Inc. on behalf of 1851477 Ontario Inc.:</p> <p>The applicants are proposing a site specific amendment to Zoning By-law, 1284, as amended. The proposal is to rezone the subject lands from Agricultural (A) to the proposed Estate Residential Special 1 Zone (RE Sp1), Estate Residential Special 2 Zone (RE Sp2), and Conservation (O2) Zone.</p> <p>The RE Sp1 would be applied to the proposed Unit 1-9 and would allow 15 metres of frontage and 0.37 hectares. The front yard setback would be 8 metres, side yard setback 5 metres and the rear yard setback 5 metres.</p> <p>The RE Sp2 would be applied to Unit 10 to Unit 22. The proposed units would have a minimum of 22 metres of frontage and 0.34 hectares of area. The front yard setback would be 7 metres, side yard setback would be 5 metres and rear yard setback would be 15 metres.</p> <p>The Conservation (O2) zone would apply to the proposed Common Element area.</p>
<p>d) SB-2017-01</p>	<p>Miller and Urso Surveying Inc. on behalf of 1851477 Ontario Inc.:</p> <p>The applicants are proposing an application for a Draft Plan of Condominium. The proposal is for a 22 unit vacant land condominium. This application is concurrent with OPA-2017-01 and C-2017-01.</p>
<p>e) B-2017-03</p>	<p>Roch Beaudoin and Nanci Teal-</p> <p>The applicants are proposing to sever a parcel of land for the purpose of creating one new lot. The proposed lot would have approximately 74 metres of frontage on Ouellette Road and an area of 1 hectare. The proposed lot could be used for future residential use.</p>

f) B-2017-04	Roch Beaudoin and Nanci Teal- The applicants are proposing to sever a parcel of land for the purpose of creating one new lot. The proposed lot would have approximately 74 metres of frontage on Ouellette Road and an area of 1 hectare. The proposed lot could be used for future residential use.
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7. **New Business:** None for this Session
8. **Correspondence:** None for this Session
9. **Adjournment**