



PLANNING ADVISORY COMMITTEE
Wednesday, November 17th, 2021

The regular Meeting of the Municipality of East Ferris Planning Advisory Committee was held on Wednesday, November 17th, 2021 at 6:30 p.m. via Zoom.

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

ABSENT (WITH REGRETS): John O'Rourke, Bill Boake

ALSO IN ATTENDANCE: Mark and Barbara Breault

Vice Chair John Symons was having technical difficulties. The following resolution was carried:

Resolution No. 2021-33
Erika Lougheed – Al Herauf

THAT Terry Kelly be appointed Acting Chair as per section 3.7 of the Municipality's Procedural By-law No. 2020-17 for the purpose of the Planning Advisory Committee meeting held on November 17th, 2021.

CARRIED

1. ADOPTION OF AGENDA:

Resolution No. 2021-34
Al Herauf – Erika Lougheed

THAT the draft agenda presented to the Committee and dated November 17th, 2021 be hereby adopted as circulated.

CARRIED

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

Resolution No. 2021-35
Frank Corbeil – Al Herauf

THAT the Minutes of the Planning Advisory meetings held October 20th and November 3rd, 2021 be adopted as circulated.

CARRIED

3. DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF:
None for this session



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4. RATEPAYER'S DELEGATIONS: None for this session

5. PUBLIC HEARINGS:

a) File No. C-2021-04 - Applicant: Barbara Breault

A public hearing was held on an application submitted by Barbara Breault. The applicant is requesting to re-zone the property from Agricultural (A) zone to General Commercial Special zone in order to permit a self storage business and an accessory residential home. The applicants stated it will be a five year project which will include both outdoor and indoor storage. Both will be about two acres in size.

Mr. Kirton advised the request is in conformity with all relevant policies and is appropriate for the area. The MTO requires a commercial entrance permit be applied for. A site plan and traffic impact study are also required. All signs be removed from the property immediately. The North Bay Mattawa Conservation Authority has no objection to the proposed use of the land. A DIA permit was previously issued for the placement of fill on the property, but a new DIA permit would be required prior to any building permits being issued for construction related to this project.

No public comments were received at the public hearing at the application as approved.

Resolution No. 2021-36
Frank Corbeil – Al Herauf

File No. C-2021-04

Applicants: Barbara Breault

WHEREAS the land owner(s) of the lands described as EAST FERRIS CON 14 PT LOT 18 PCL 3661 W/F on what is locally known as 2667 Highway 17 East has applied for a zoning by-law amendment to rezone the property from Agricultural (A) to General Commercial Special zone in order to permit a self storage business and an accessory residential home on the property:

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

CARRIED



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

6. **CORRESPONDENCE:** None for this session
7. **OTHER BUSINESS:** None for this session
8. **IN-CAMERA (if required):** None for this session
9. **ADJOURNMENT:**

Resolution No. 2021-37
Al Herauf – Frank Corbeil

THAT the Planning Advisory Committee meeting adjourn at 6:51 p.m.

CARRIED

Chair

Planner