



**PLANNING ADVISORY COMMITTEE  
Wednesday, August 18<sup>th</sup>, 2021**

The Regular Meeting of the Municipality of East Ferris Planning Advisory Committee was held on Wednesday, August 18<sup>th</sup>, 2021 at 6:30 p.m. via Zoom.

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

**ABSENT (WITH REGRETS):** Al Herauf

**ALSO IN ATTENDANCE:** Noah Perron, Miller & Urso Surveying & Sonya Lavigne

**1. ADOPTION OF AGENDA:**

Resolution No. 2021-16  
Frank Corbeil – Bill Boake

THAT the draft agenda presented to the Committee and dated August 18<sup>th</sup>, 2021 be hereby adopted as circulated.

CARRIED

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

Resolution No. 2021-17  
Terry Kelly – John Symons

THAT the Minutes of the Planning Advisory Committee meeting held June 16<sup>th</sup>, 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

**5. PUBLIC HEARINGS:**

**File No. C-2021-05**

**Applicant: Miller & Urso Surveying on behalf of Raymond and Karen Sabourin**

A public hearing was held on an application submitted by Miller and Urso Surveying on behalf of Raymond and Karen Sabourin for a Zoning By-law Amendment. The applicant is



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requesting permission to re-zone the property from Resort Commercial Special (C3S) to Agricultural (A).

Mr. Kirton advised there are concurrent consent applications that form part of the overall application for this file. The Planning Advisory Committee is currently looking at the Zoning By-law Amendment request while the Committee of Adjustment will look at the severance requests.

Mr. Perron spoke to the application on behalf of the owners. A request is being made to re-zone a portion of the east side of the property to Agricultural. The west side will maintain the current zoning of Resort Commercial Special. The re-zoning is consistent with the policies of the Official Plan and the property zones of the surrounding areas.

Councillor Kelly asked if the owners intend to continue operating the archery range. Mr. Perron advised that they were. Mr. Perron confirmed only a portion of the property would be re-zoned and Mr. Kirton advised that it is entirely normal for properties to have different zoning classifications. Chair O'Rourke asked if the re-zoning was required in order to proceed with the severances. Mr. Kirton advised the property could still be severed, but the Agricultural classification allows for smaller lots. The Agricultural zone covers the majority of the municipality and is the standard rural designation.

The MTO and Hydro One submitted letters of no objection. Sonya Lavigne submitted a petition opposing the applications. The North Bay Mattawa Conservation Authority has no concerns for future septic systems on the property. Mike and Sarah Whittle submitted a presentation raising environmental, traffic, and safety concerns. Mr. Kirton advised that most of the comments received were regarding the severance and not the Zoning By-law Amendment.

Public Comments

Sonya Lavigne from 229 Guillemette presented her concerns to the Committee. Concerns included the need for controlled development and safety due to increased traffic in the area.

The Committee discussed the application and passed the following resolution:



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Resolution No. 2021-18  
Frank Corbeil – Bill Boake

**WHEREAS** the land owner(s) of the lands described as EAST FERRIS CON 4 PT LOTS 11 & 12 RP 36R6341 REM PART 2 REM PCL 16135 WF on what is locally known as 59 Guillemette Road has applied for a zoning by-law amendment to rezone the property from Resort Commercial Special Zone (2033) to the Agricultural (A) zone in order to remove the permissions for the commercial business on the identified section of 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

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. 2021-19  
Bill Boake – Terry Kelly

THAT the Planning Advisory Committee meeting adjourn at 6:59 p.m.

CARRIED

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Chair

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Planner