



**THE CORPORATION OF THE MUNICIPALITY OF EAST FERRIS
PLANNING ADVISORY COMMITTEE MEETING MINUTES**

September 20, 2023

PRESENT:	Frank Corbeil Bill Boake Terry Kelly	Lauren Rooyakkers Tara Michauville
ABSENT:	John Symons	Steve Austin
STAFF PRESENT:	Greg Kirton, Director of Community Services	Kari Hanselman, Clerk

1. Call to Order

Chair Kelly called the meeting to order at 6:32 p.m.

2. Adoption of Agenda

2023-31

Moved by Bill Boake

Seconded by Frank Corbeil

That the draft agenda presented to the Committee and dated the 20th day of September, 2023 be hereby adopted as circulated.

Carried Chair Kelly

3. Accepting the Minutes of the Previous Meeting(s)

a. Minutes from Meeting on July 19th, 2023

2023-32

Moved by Lauren Rooyakkers

Seconded by Bill Boake

That the Minutes of the Planning Advisory Committee Meeting of July 19th, 2023 be adopted as circulated.

4. Business Arising from the Minutes

None for this session

5. Disclosure of Pecuniary Interest and General Nature Thereof

None for this session

6. Chair's Comments

None for this session

7. Ratepayer's Delegations

None for this session

8. Public Hearing(s)

- a. C-2023-04 - Tulloch on behalf of Degagne Carpentry - Vacant (Corner of Corbeil Road, Taillefer Road, and Meadow Drive)

A public meeting was held on an application submitted by Tulloch Geomatics Inc. on behalf of Degagne Carpentry. The applicants are applying to rezone a parcel of land from the exiting Hamlet Residential Zone (RH) to a General Commercial Zone (C1). Steve McArthur presented the application to the Committee. The applicants intend to market the land with no current intended use.

Committee members had questions about light pollution, traffic flow, housing supply, and contamination on the site. Director of Community Service advised a Site Plan Control Agreement would address the Committees concerns. Director of Community Services advised that there is no evidence of contamination on the site based on the studies the municipality has completed.

The North Bay Mattawa Conservation Authority has no objection to the application. The size of the septic system will depend on the commercial use of the property.

Nicholas Brazeau submitted comments containing concerns with the application. Whitney Delaney submitted comments objecting to the application. Director of Community Services read the comments to the Committee as they were received after the agenda package was published.

No public input was received at the public hearing and the application was approved.

2023-33

Moved by Bill Boake

Seconded by Frank Corbeil

WHEREAS the land owner(s) of the lands described as PLAN M498 LOT 7 PCL 14057 W/F on what is locally known as Corbeil Road, Taillefer Road and Meadow Drive has applied to amend Comprehensive Zoning By-law No. 2021-60 to rezone a parcel of land from the existing Hamlet Residential Zone (RH) zoning to a General Commercial (C1) zone;

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 Chair Kelly

9. Correspondence and Information Items

None for this session

10. In-Camera (if required)

None for this session

11. Adjournment

2023-34

Moved by Frank Corbeil

Seconded by Bill Boake

That the Planning Advisory Committee Meeting adjourn at 7:01 p.m.

Carried Chair Kelly

Chair

Terry Kelly

Director of Community Services

Greg Kirton

