



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

July 22, 2026

PRESENT:	Frank Corbeil Terry Kelly	Nick Brazeau Michael Philbin
ABSENT:	Bill Boake Steve Austin	Kenneth Leppert
STAFF PRESENT:	Greg Kirton, Director of Community Services	Kari Hanselman, Clerk

- 1. Call to Order**
- 2. Adoption of Agenda**

2026-15

Moved by Frank Corbeil

Seconded by Nick Brazeau

THAT the draft agenda presented to the Committee and dated the 22nd day of July, 2026 be adopted as circulated.

Carried Chair Kelly

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

- a. Minutes from Meeting of May 20th, 2026

2026-16

Moved by Nick Brazeau

Seconded by Frank Corbeil

That the Minutes of the Planning Advisory Committee Meeting of May 20th, 2026 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

Chair Kelly welcomed everyone in attendance and outlined the process of the meeting to the public.

7. Ratepayer's Delegations

None for this session.

8. Public Hearing(s)

- a. OPA-2026-05 and C-2026-04: Ashley Meghan Consulting Corp. on behalf of Kathrine and William Boyce, Braden Ream and Anna Walker - 1061 South Shore Road

A public meeting was held for Official Plan Amendment and Zoning By-law Amendment Applications submitted by Ashley Meghan Consulting Corp. on behalf of Katherine and William Boyce, Braden Ream and Anna Walker. The purpose of the Official Plan Amendment is to permit the creation of new lots within 300m of certain wetlands on Lake Nosbonsing. The purpose of the Zoning By-law Amendment is to rezone the subject lands from Rural (R) to Lakefront Residential (RL). There are concurrent Consent to Sever Applications requesting permission to create four new lots and two lot additions, for a total of six lots from the existing two lots. The Consent to Sever Applications fall under the authority of the Committee of Adjustment. The Committee discussed all applications together during the preceding Committee of Adjustment meeting as they are interconnected.

Ashley Bilodeau presented the applications to the Committee.

Director of Community Services advised that the Conservation Authority stated they had no objections to the application.

Mr. Kirton also advised that an email was received from the neighbour directly to the east of the lots in question. She advised that Hydro One completed a load study at her residence and determined there are low-voltage issues. Hydro One is included on the circulation list, but no comments were received.

2026-17

Moved by Nick Brazeau

Seconded by Frank Corbeil

WHEREAS the owner(s) of the lands described as CON 1 PT LOT 9 PT LOT 10 RP 36R5286 PARTS 1 & 2 RP 36R5725 PART 1 PCL 15655 WF; TOWNSHIP OF EAST FERRIS, DISTRICT OF NIPISSING, in the area that is locally known as South Shore Road, has applied for an official plan amendment and zoning by-law amendment for the purpose of permitting four new lots to be created within 300.0 meters of certain wetlands on Lake Nosbonsing and to rezone the subject lands from Rural (R) to Lakefront Residential (RL) respectively;

AND WHEREAS the application has regard for the criteria of Section 51(24) of the Planning Act;

AND WHEREAS the application is consistent with the Provincial Policy Statement 2024;

AND WHEREAS the application is in conformity with the policies contained within the Official Plan for the Municipality;

THEREFORE BE IT RESOLVED that the applications be recommended for approval.

Notes

- 1) That the owner is responsible to obtain any required permits from the North Bay-Mattawa Conservation Authority prior to the issuance of building permits; and
- 2) That the owner is responsible to obtain any required permits from the Ministry of Natural Resources (MNR) and follow the legal requirements of the Endangered Species Act, 2007.

Public Input- OPA-2026-05 & C-2026-04

Date of Public Meeting: July 22nd, 2026

- That public input was received and considered during the public meeting, the Planning Advisory Committee (PAC) is of the opinion that the proposal is consistent with the Provincial Policy, the Municipality's Official Plan, Zoning By-law and represents good land use planning.

Carried Chair Kelly

9. Correspondence and Information Items

None for this session.

10. In-Camera (if required)

None for this session.

11. Adjournment

2026-18

Moved by Nick Brazeau

Seconded by Michael Philbin

THAT we do now adjourn at 6:04 p.m.

Carried Chair Kelly

Chair

Terry Kelly

Director of Community Services

Greg Kirton