



**MUNICIPALITY OF EAST FERRIS**

**COMMITTEE OF ADJUSTMENT**

**Wednesday October 19<sup>th</sup>, 2016**

The Regular Meeting of the Municipality of East Ferris Committee of Adjustment was held on Wednesday, October 19<sup>th</sup>, 2016 at 7:00 p.m. at the Corbeil Park Hall.

**PRESENT:** John O'Rourke, John Symons, Doug Armatage

**ABSENT (WITH REGRETS):** Al Herauf and Frank Corbeil

**ALSO IN ATTENDANCE:** Adam Curran, Kim Rose, Tom Cline

**ADOPTION OF AGENDA:**

Resolution No.1

John Symons—Doug Armatage

That the agenda presented to Committee and dated the 19<sup>th</sup> of October 2016 be hereby adopted, as circulated.

Carried

**ADOPTION OF MINUTES:**

Resolution No.2

Doug Armatage—John Symons

That the minutes of the last regular meeting held on July 20<sup>th</sup>, 2016 be accepted as circulated.

Carried

**PUBLIC HEARINGS:**

- i) A public meeting was held on an application submitted by Tom Cline on the property described as 6 Osbourne Lane.  
The owners are applying to permit a variance from Zoning By-law 1284, to permit the construction of an detached open roofed deck. The variances applied for are to reduce the existing front yard setback from 12.8 metres to 11.5 metres and to recognize the existing lot size of 0.1740 hectares.

The Community Planner for the Municipality of East Ferris presented information of the Official Plan policies and Zoning By-law regulations affecting the application. The Community Planner felt the application was meeting the four tests of the Planning Act.



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The North Bay-Mattawa Conservation Authority commented on the Minor Variance Application. The North Bay-Mattawa Conservation Authority has no objection to Minor Variance Application A-2016-0006.

**DECISION OF MINOR VARIANCE:**

John O'Rourke—John Symons—Doug Armatage

A-2016-0006

**PURPOSE:** To permit a variance from Schedule B in Zoning By-law 1284, for a decrease in the permitted front yard setback from the existing 12.8 metres to the proposed 11.5 metres and to recognize the existing lot area from 0.6 hectares to the existing 0.1740 hectares to permit the construction of a detached, open-roofed deck.

**We**, the undersigned, in making the decision upon this application have considered whether or not the variance requested was minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the Zoning By-law and Official Plan will be maintained, or in the case of a change in a use of a property which is lawfully non-conforming under the By-law as to whether or not this application has met the requirements of Section 45(2) of the Planning Act.

**CONCUR** in the following decision and reasons for decision on the 19<sup>th</sup> day of October, 2016.

**DECISION:** That the variance to permit a variance from Schedule B in Zoning By-law 1284, for a decrease in the permitted front yard setback from the existing 12.8 metres to the proposed 11.5 metres and to recognize the existing lot area from 0.6 hectares to the existing 0.1740 hectares to permit the construction of a detached, open-roofed deck. be approved, conditional upon the following:

**CONDITIONS:**

1. That the applicants obtain all necessary building permits from the Municipality of East Ferris;
2. That the proposed deck be left with an opened roof deck; and
3. That the applicant obtain all of the necessary permits from the North Bay-Mattawa Conservation Authority.

**REASON(S) FOR DECISION:**

- 1) The general purpose and intent of the Official Plan is being maintained;
- 2) The general purpose and intent of the Zoning By-law is being maintained;



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- 3) The development is desirable and appropriate for the land and consistent with the neighbourhood; and
- 4) The variance is minor in nature.

**PUBLIC INFORMATION:**

- 1) That public input was received and considered, however the Committee of Adjustment (COA) is still of the opinion that the proposal is consistent with Provincial Policy, the general intent and purpose of the Official Plan and Zoning By-law, the development is desirable and appropriate for the land and the variance is minor in nature; or,
- 2) That no public input was received at the public meeting and COA is of the opinion that the proposal is consistent with Provincial Policy, the general intent and purpose of the Official Plan and Zoning By-law, the development is desirable and appropriate for the land and the variance is minor in nature; or,
- 3) That public input was received at the public meeting and the COA made the following changes to the proposed application:

Carried

**ADJOURNMENT:**

Resolution No.3

Doug Armatage—John Symons

Carried



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That the Committee of Adjustment does not adjourn to meet again on November 16<sup>th</sup>, 2016 or at the call of the Chair.

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Chairman

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Adam Curran – Secretary Treasurer