



**COMMITTEE OF ADJUSTMENT
Wednesday, June 15th, 2022**

The regular Meeting of the Municipality of East Ferris Committee of Adjustment was held on Wednesday, June 15th, 2022 at 7:00 p.m. via Zoom.

PRESENT: Terry Kelly, Frank Corbeil, Erika Lougheed, Bill Boake, Director of Community Services, Greg Kirton, and Recording Clerk, Kari Hanselman

EXCUSED ABSENT: John O'Rourke, John Symons, Al Herauf

ALSO IN ATTENDANCE: Rick Kirby, Denis Champagne, Nathan Klooster, Jean-Paul Perron

Resolution No. 2022-17
Bill Boake – Terry Kelly

THAT Frank Corbeil be appointed Acting Chair as per section 3.7 of the Municipality's Procedural By-law No. 2020-17 for the purpose of the Committee of Adjustment meeting of June 15th, 2022.

CARRIED

1. ADOPTION OF AGENDA:

Resolution No. 2022-18
Bill Boake – Erika Lougheed

THAT the draft agenda presented to the Committee and dated the 15th day of June, 2022 be hereby adopted as circulated.

CARRIED

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

Resolution No. 2022-19
Terry Kelly – Bill Boake

THAT the Minutes of the Committee of Adjustment Meeting of May 11th, 2022 be adopted as circulated.

CARRIED

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

4. RATEPATER'S DELEGATIONS: None for this session



**COMMITTEE OF ADJUSTMENT
Wednesday, June 15th, 2022**

5. BUSINESS ARISING FROM THE LAST MEETING: None for this session

6. PUBLIC HEARING:

**a) A-2022-02
Rick Kirby and Lisa Shaughnessy – 993 Quae Quae Road**

A public meeting was held on an application submitted by Rick Kirby and Lisa Shaughnessy. The applicants are requesting permission from the committee to build a garage with a greater than permitted floor area. The applicants are requesting 2,000 s.f. where 1,200 s.f. is permitted. Mr. Kirby advised he would like to build a shop to have more storage space.

No correspondence was received on the application. Mr. Kirton recommended the application be approved as there is no immediate impact on the neighbours as the garage will be well screened. Mr. Corbeil asked the applicant if he planned on running a business on the property. Mr. Kirby advised he was not. The application was approved.

No public input was received at the public hearing.

DECISION OF MINOR VARIANCE (File A-2022-02):

Frank Corbeil – Bill Boake – Terry Kelly – Erika Lougheed

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.

CONCUR in the following decision and reasons for decision on the 15th day of June, 2022.

DECISION: That the requested variance to permit the construction of a 2,000 square foot detached garage be approved.

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

No public input was received at the public meeting and COA is of the opinion that the proposal is



**COMMITTEE OF ADJUSTMENT
Wednesday, June 15th, 2022**

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 in minor in nature.

**b) B-2022-10
Denis Champagne on behalf of Rene and Linda Champagne – 31 Champagne Road**

A public meeting was held on an application submitted by Rene and Linda Champagne requesting permission from the committee to create one new lot for residential purposes. Denis Champagne spoke to the application on their behalf. The severed lot would be approximately two acres and front on Corbeil Road.

No correspondence was received on the application. The new lot will meet all minimum requirements. The application was approved.

No public input was received at the public hearing.

DECISION OF CONSENT (File B-2022-10):

Frank Corbeil – Bill Boake – Terry Kelly – Erika Lougheed

We, the undersigned, in making the decision upon this application have considered whether or not the requested consent is in conformity with the policies laid out in the East Ferris Official Plan and consistent with the requirements of section 51(24) of the *Planning Act*.

CONCUR in the following decision and reasons for decision on the 15th day of June, 2022.

DECISION: That the requested consent to create one new lot be approved, conditional upon the following:

- 1) That confirmation is provided that all taxes are paid up to date;
- 2) That a plan of survey is prepared and filed with the Municipality;
- 3) That a plan of survey be sent electronically to the Municipality of East Ferris's Community Planner;
- 4) That the applicant pays \$250.00 in finalization fee prior to the transfer of the parcel of land;
- 5) That the applicant is required to pay \$1000.00 per consent application to the Municipality of East Ferris for the Parkland Dedication Fee prior to the transfer of the severed land;



**COMMITTEE OF ADJUSTMENT
Wednesday, June 15th, 2022**

- 6) That the transfer(s)/Deed(s) of Land is submitted to the Secretary-Treasurer for the Issuance of the Certificate of Consent under subsection 53 (42) of the Planning Act, R.S.O. 1990, c.P.13, as amended;
- 7) That prior to the endorsement of the transfer(s) the owner grants simply unto the Municipality of East Ferris free of any charges, all lands measured 10.0 metres (33 feet) from the centerline of any existing publicly maintained road along the full length of the owner's total holdings being the subject of this consent; and
- 8) That all conditions must be filled within two years from the date the notice of decision has been given otherwise this provisional consent will lapse and the application for consent shall be deemed to be refused as per Section 53 (41) of the Planning Act, R.S.O. 1990, c.P.13, as amended.

REASONS FOR DECISION:

The Committee has considered the application and based it's decision upon:

- 1) Conformity with the *Planning Act*
- 2) Public comments submitted
- 3) Conformity with Provincial Policy
- 4) Conformity with East Ferris Official Plan

**c) B-2022-11 & B-2022-12
Nathan Klooster – Vacant land Highway 17 E**

A public hearing was held on an application submitted Nathan Klooster requesting permission from the committee to create two new lots for residential purposes. The two lots will be approximately ten acres in size and front on Highway 17. The MTO advised that the existing entrances are appropriate for residential use, but not commercial. No comments were received from the NBMCA, but given the large size of the lots Mr. Kirton is of the opinion that there will be no issue getting septic permits.

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



**COMMITTEE OF ADJUSTMENT
Wednesday, June 15th, 2022**

DECISION OF CONSENT (File B-2022-11 & B-2022-12):

Frank Corbeil – Bill Boake – Terry Kelly – Erika Lougheed

We, the undersigned, in making the decision upon this application have considered whether or not the requested consent is in conformity with the policies laid out in the East Ferris Official Plan and consistent with the requirements of section 51(24) of the *Planning Act*.

CONCUR in the following decision and reasons for decision on the 15th day of June, 2022.

DECISION: That the requested consent to create two new lots be approved, conditional upon the following for each application:

- 1) That confirmation is provided that all taxes are paid up to date;
- 2) That a plan of survey is prepared and filed with the Municipality;
- 3) That a plan of survey be sent electronically to the Municipality of East Ferris's Community Planner;
- 4) That the applicant pays \$250.00 in finalization fee prior to the transfer of the parcel of land;
- 5) That the applicant is required to pay \$1000.00 per consent application to the Municipality of East Ferris for the Parkland Dedication Fee prior to the transfer of the severed land;
- 6) That the transfer(s)/Deed(s) of Land is submitted to the Secretary-Treasurer for the Issuance of the Certificate of Consent under subsection 53 (42) of the Planning Act, R.S.O. 1990, c.P.13, as amended;
- 7) That prior to the endorsement of the transfer(s) the owner grants simply unto the Municipality of East Ferris free of any charges, all lands measured 10.0 metres (33 feet) from the centerline of any existing publicly maintained road along the full length of the owner's total holdings being the subject of this consent; and
- 8) That all conditions must be filled within two years from the date the notice of decision has been given otherwise this provisional consent will lapse and the application for consent shall be deemed to be refused as per Section 53 (41) of the Planning Act, R.S.O. 1990, c.P.13, as amended.

REASONS FOR DECISION:

The Committee has considered the application and based it's decision upon:



**COMMITTEE OF ADJUSTMENT
Wednesday, June 15th, 2022**

- 1) Conformity with the *Planning Act*
- 2) Public comments submitted
- 3) Conformity with Provincial Policy
- 4) Conformity with East Ferris Official Plan

**d) B-2022-13
Jean-Paul Perron – 1117 Lake Nosbonsing Road**

A public hearing was held on an application submitted by Jean-Paul Perron requesting permission from the committee to create one new lot for residential purposes.

This application was approved by Council in 2017, but the conditions were not met, and the application lapsed. The severed piece would be approximately four acres in size with 80 metres of frontage on Lake Nosbonsing Road.

No public information was received at the public hearing at the applications were approved.

DECISION OF CONSENT (File B-2022-13):

Frank Corbeil – Bill Boake – Terry Kelly – Erika Lougheed

We, the undersigned, in making the decision upon this application have considered whether or not the requested consent is in conformity with the policies laid out in the East Ferris Official Plan and consistent with the requirements of section 51(24) of the *Planning Act*.

CONCUR in the following decision and reasons for decision on the 15th day of June, 2022.

DECISION: That the requested consent to create one new lot be approved, conditional upon the following:

- 1) That confirmation is provided that all taxes are paid up to date;
- 2) That a plan of survey is prepared and filed with the Municipality;
- 3) That a plan of survey be sent electronically to the Municipality of East Ferris's Community Planner;
- 4) That the applicant pays \$250.00 in finalization fee prior to the transfer of the parcel of land;
- 5) That the applicant is required to pay \$1000.00 per consent application to the Municipality of East Ferris for the Parkland Dedication Fee prior to the transfer of the severed land;



COMMITTEE OF ADJUSTMENT
Wednesday, June 15th, 2022

- 6) That the transfer(s)/Deed(s) of Land is submitted to the Secretary-Treasurer for the Issuance of the Certificate of Consent under subsection 53 (42) of the Planning Act, R.S.O. 1990, c.P.13, as amended;
- 7) That prior to the endorsement of the transfer(s) the owner grants simply unto the Municipality of East Ferris free of any charges, all lands measured 10.0 metres (33 feet) from the centerline of any existing publicly maintained road along the full length of the owner's total holdings being the subject of this consent; and
- 8) That all conditions must be filled within two years from the date the notice of decision has been given otherwise this provisional consent will lapse and the application for consent shall be deemed to be refused as per Section 53 (41) of the Planning Act, R.S.O. 1990, c.P.13, as amended.

REASONS FOR DECISION:

The Committee has considered the application and based it's decision upon:

- 1) Conformity with the *Planning Act*
- 2) Public comments submitted
- 3) Conformity with Provincial Policy
- 4) Conformity with East Ferris Official Plan

7. **IN-CAMERA:** None for this session

8. **CORRESPONDENCE:** None for this session

9. **ADJOURNMENT:**

Resolution No. 2022-20
Terry Kelly – Bill Boake

That the Committee of Adjustment meeting adjourn at 7:35 p.m.

CARRIED

Chair, John O'Rourke

Greg Kirton, Director of Community Services