



**MUNICIPALITY OF EAST FERRIS
COMMITTEE of ADJUSTMENT
Wednesday, November 18th, 2020**

The regular Meeting of the Municipality of East Ferris Committee of Adjustment was held on Wednesday, November 18th, 2020 at 7:00 p.m. via Zoom.

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

EXCUSED ABSENT: Michel Voyer

ALSO IN ATTENDANCE: Paul Goodridge, Claude St. Pierre

1. ADOPTION OF AGENDA:

Resolution No. 2020-17
Frank Corbeil – Al Herauf

THAT the draft agenda presented to the Committee and dated the 18th day of November, 2020 be hereby adopted as amended.

-The agenda was amended by adding item 8. In-Camera after item 7.

CARRIED

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

Resolution No. 2020-18
John Symons – Frank Corbeil

THAT the Minutes of the Committee of Adjustment Meeting of October 21st, 2020 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

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



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6. PUBLIC HEARING:

**a) B-2020-11
Goodridge Goulet Planning & Surveying Ltd. on behalf of Claude & Nicole
St. Pierre.**

A public meeting was held on an application submitted by Goodridge Goulet Planning & Surveying Ltd. on behalf of Claude & Nicole St. Pierre. Mr. Goodridge spoke to the application. The severed lot will be approximately 0.8 hectares in size. Highway 17 is a controlled access highway, so no new entrance is permitted. As a result, the applicant seeks to establish a mutual right of way to access both lots from the existing driveway. Conservation Authority concerns with the potential new driveway location and proximity to the wetlands on the lot were addressed.

Mr. Kirton advised the newly created lot will exceed minimum frontage requirements and no correspondence was received from the public. If approved by the Committee, there is a condition that the MTO provide approval for the existing access arrangements.

Mr. Herauf asked whether there were any concerns with septic. Mr. Kirton said there are no issues.

Chair O'Rourke confirmed no public was waiting to comment on the application.

No correspondence or objections to the applications were received at the public meeting and the application was approved as requested.

DECISION OF CONSENT TO SEVER (File B-2020-11):

John Symons – Erika Lougheed – Frank Corbeil – Al Herauf – John O'Rourke – Bill Boake

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 18th day of November, 2020.



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DECISION: That the requested consent to create one new lot and a mutual shared access 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;
- 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 subsection 50(3) of the Planning Act, R.S.O. 1990, c.P. 13 as amended applies to any subsequent conveyance or transaction of or in relation to the parcel of land being the subject of this consent; and
- 8) That all conditions must be filled within one year 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.
- 9) That authorization be provided by the Ministry of Transportation that the existing access arrangement is suitable to be used for the creation of a new lot in this location.

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



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4) Conformity with East Ferris Official Plan

PUBLIC INFORMATION:

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 in minor in nature.

7. CORRESPONDENCE: None for this session

8. IN-CAMERA

Resolution No. 2020-19
Frank Corbeil – Al Herauf

THAT this meeting proceeds In-Camera at 7:15 p.m. under Section 239(2) of the Municipal Act, 2001, S.O. 2001, c.25 in order to address a matter pertaining to personal matters about an identifiable individual, including municipal or local board employees.

CARRIED

Resolution No. 2020-20
Frank Corbeil – John Symons

THAT we do now adjourn this In-Camera meeting at 7:34 p.m. and return to our regular meeting.

CARRIED

9. ADJOURNMENT:

Resolution No. 2020-21
Bill Boake – Al Herauf

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

CARRIED

Chair, John O'Rourke

Greg Kirton, Manager of Planning