



**COMMITTEE of ADJUSTMENT
Wednesday, December 16th, 2020**

The regular Meeting of the Municipality of East Ferris Committee of Adjustment was held on Wednesday, December 16th, 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:

1. ADOPTION OF AGENDA:

Resolution No. 2020-22
Frank Corbeil – Bill Boake

THAT the draft agenda presented to the Committee and dated the 16th day of December, 2020 be hereby adopted as amended.

CARRIED

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

Resolution No. 2020-23
Bill Boake – Erika Lougheed

THAT the Minutes of the Committee of Adjustment Meeting of November 18th, 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-2020-12
Stacey Caswell

A public meeting was held on an application submitted by Stacey Caswell for the purpose of creating one new lot for residential purposes. Ms. Caswell spoke to the application advising the new lot will be sold to a family member. The new lot will be approximately three acres with approximately 63 meters of frontage on Voyer Road. The retained lot will be approximately 83 acres with 237 meters of frontage.

Mr. Kirton advised minimum requirements are exceeded. The North Bay Mattawa Conservation Authority had no objection to the application. The Ministry of Transportation had no objection, but advised that part of the property has been designated for future proposed highway development and the property will be affected.

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-2020-12):

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 16th day of December, 2020.

DECISION: That the requested consent to create one new lot for residential purposes 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;



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- 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.

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

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: None for this session



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9. ADJOURNMENT:

Resolution No. 2020-24
Frank Corbeil – Bill Boake

That the Committee of Adjustment meeting adjourn at 8:22 p.m.

CARRIED

Chair, John O'Rourke

Greg Kirton, Manager of Planning