



**THE CORPORATION OF THE MUNICIPALITY OF EAST FERRIS
COMMITTEE OF ADJUSTMENT MEETING MINUTES**

January 17, 2024

PRESENT: Frank Corbeil Terry Kelly
Bill Boake Lauren Rooyakkers
John Symons Steve Austin

STAFF Greg Kirton, Director of Community Services Kari Hanselman, Clerk
PRESENT:

1. Call to Order

Chair Kelly called the meeting to order at 6:32 p.m.

2. Adoption of Agenda

2024-01

Moved by Lauren Rooyakkers

Seconded by Frank Corbeil

That the draft agenda presented to the Committee and dated January 17th, 2024 be hereby adopted as circulated.

Carried Chair Kelly

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

a. Minutes from Meeting on October 18th, 2023

2024-02

Moved by Bill Boake

Seconded by Lauren Rooyakkers

That the Minutes of the Committee of Adjustment Meeting of October 18th, 2023 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 wished everyone in attendance a happy New Year.

7. Ratepayer's Delegations

None for this session

8. Public Hearing(s)

a. A-2023-11 - Richard Bilodeau - 25 Highway 94

A public meeting was held on a minor variance application submitted by Richard Bilodeau. Jade Koehler presented the application on behalf of Richard Bilodeau. The applicant is seeking a minor variance to permit the construction of an addition to the existing home which would result in a side yard setback of 3.02 metres. Zoning By-law No. 2021-60 requires a side yard set back of 8 meters.

Director of Community Services advised that the MTO had no objection to the application. The North Bay Mattawa Conservation Authority advised they had no objection to the application in principle, but a file review is required prior to a building permit being issued.

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

DECISION OF COMMITTEE ON A MINOR VARIANCE APPLICATION

APPLICANT: Richard Bilodeau

CIVIC ADDRESS: 25 Highway 94

FILE NO.: A-2023-11

PURPOSE: The applicant is seeking a minor variance to permit the construction of an addition to the existing home which would result in a side yard setback of 3.02 meters. The applicant is requesting permission to reduce the side yard setback to 3.02 meters whereas Zoning By-law 2021-60 requires a side yard setback of 8 meters

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 17th day of January, 2024.

DECISION: That the requested variance to reduce the side yard setback to 3.02 meters be approved.

REASONS FOR DECISION:

- The general purpose and intent of the Official Plan is being maintained;
- The general purpose and intent of the Zoning By-law is being maintained;
- The development is desirable and appropriate for the land and consistent with the neighbourhood; and
- The variance is minor in nature.

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.

2024-03

Moved by Lauren Rooyakkers

Seconded by Frank Corbeil

THAT Minor Variance Application A-2023-11 submitted by Richard Bilodeau requesting a minor variance to allow for a reduced side yard setback of 3.02 meters whereas Zoning By-law No. 2021-60 requires 8 meters BE APPROVED.

Carried Chair Kelly

b. B-2023-26 - Robert and Patti Graham - 1276 Centennial Crescent

A public meeting was held on a consent to sever application submitted by Robert and Patti Graham. Patti Graham presented the application to the Committee. The applicants are seeking a consent to sever for the purpose of creating one new for their son to build a home on.

Director of Community Services advised that the application is outside the MTO's permit area.

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

DECISION OF COMMITTEE ON A CONSENT APPLICATION

APPLICANT: Robert and Patti Graham

CIVIC ADDRESS: 1276 Centennial Crescent

FILE NO.: B-2023-26

PURPOSE: The applicant is requesting consent to sever from the Committee of Adjustment for the purpose of creating one new lot from the property at 1276 Centennial Crescent.

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 17th day of January, 2024.

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

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

- Conformity with the *Planning Act*
- Public comments submitted
- Conformity with Provincial Policy
- Conformity with East Ferris Official Plan

2024-04

Moved by Bill Boake

Seconded by Steve Austin

THAT Consent Application B-2023-26 submitted by Robert and Patti Graham requesting permission to create one new lot, BE APPROVED conditional upon the completion of the standard conditions listed in the Notice of Decision.

Carried Chair Kelly

9. Correspondence and Information Items

Committee member, Tara Michauville has resigned from the Committee. The Committee wishes to send a thank you letter for her contributions. Applications are being accepted to fill the position.

- a. Proposed change to May 2024 meeting date

The Clerk will reach out to the Committee in April for availability in May.

10. In-Camera (if required)

None for this session

11. Adjournment

2024-05

Moved by Frank Corbeil

Seconded by Bill Boake

That the Committee of Adjustment meeting adjourn at 6:48 p.m.

Carried Chair Kelly

Chair

Terry Kelly

Director of Community Services

Greg Kirton