



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

April 16, 2025

PRESENT:	Frank Corbeil Terry Kelly Lauren Rooyakkers	Steve Austin Stephanie Holmes
ABSENT:	Bill Boake	Kenneth Leppert
STAFF PRESENT:	Greg Kirton, Director of Community Services	Monica Hawkins, Deputy Clerk

1. Call to Order

Chair Kelly called the meeting to order

2. Adoption of Agenda

2025-10

Moved by Frank Corbeil

Seconded by Lauren Rooyakkers

That the draft agenda presented to the Committee and dated April 16th, 2025 be hereby adopted as circulated.

Carried Chair Kelly

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

a. Accepting the Minutes of March 19th, 2025

2025-11

Moved by Steve Austin

Seconded by Stephanie Holmes

That the Minutes of the Committee of Adjustment Meeting of March 19th, 2025 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

None for this session

7. Ratepayer's Delegations

None for this session

8. Public Hearing(s)

- a. B-2025-03 & A-2025-02 - Sylvie Savage on behalf of Marie-Lynn and Daniel Savage - 688 Quae Quae Road

A public meeting was held on a Consent and Minor Variance application submitted by Sylvie Savage on behalf of Marie-Lynn and Daniel Savage. This application was presented to the Committee on March 19th, 2025. The Committee of Adjustment deferred the application on March 19th due to minor discrepancies in lot measurements.

Sylvie Savage representing Marie-Lynn and Daniel Savage did presentation to the Committee advising that the request for consent is to allow for the creation of one new lot for residential purposes. The owner is concurrently applying to permit a variance to Zoning By-law 2021-60 to allow for a reduction in lot size from 2.0 acres to 1.5 acres. This property has frontage on both Quae Quae Road and Waukegan Subdivision.

FILE NO. 2025-03 DECISION OF CONSENT:

DECISION OF COMMITTEE ON A CONSENT APPLICATION

APPLICANT: Sylvie Savage on behalf of Marie-Lynn and Daniel Savage

CIVIC ADDRESS: 688 Quae Quae Road

FILE NO.: B-2025-03

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 688 Quae Quae Road.

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 April, 2025.

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 \$1,500.00 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.
- That a drainage easement be established in favour of the municipality in accordance with the comments provided by the Director of Public Works.

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

FILE NO. A-2025-02 DECISION OF MINOR VARIANCE:

DECISION OF COMMITTEE ON A MINOR VARIANCE APPLICATION

APPLICANT: Sylvie Savage on behalf of Marie-Lynn and Daniel Savage

CIVIC ADDRESS: 688 Quae Quae Road

FILE NO.: A-2025-02

PURPOSE: The owners seeking a minor variance to allow for a reduction in lot size from 2.0 acres to 1.5 acres.

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 16th day of April, 2025.

DECISION: That the requested variance to permit a reduction in lot size from 2.0 acres to 1.5 acres 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:

- That public input was received at the public meeting and considered by the COA. The 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.

2025-12

Moved by Steve Austin

Seconded by Lauren Rooyakkers

THAT Consent Application B-2025-03 submitted Sylvie Savage on behalf of Marie-Lynn and Daniel Savage requesting approval to create one new lot, BE APPROVED conditional upon the completion of the standard conditions listed in the Notice of Decision;

AND THAT Minor Variance Application A-2025-02 submitted by the same requesting approval to permit a reduction in the required lot area to 1.5 acres, whereas Zoning By-law No. 2021-60 requires 2.0 acres, BE APPROVED.

Carried Chair Kelly

- b. B-2025-04 - Goodridge Goulet Planning and Surveying on behalf of Richard Trajkovic and Sue Favretto - 82 Hwy 94

A public meeting was held on a consent application submitted by Goodridge Goulet Planning and Surveying on behalf of Richard Trajkovic and Sue Favretto requesting approval for lot addition. The applicant or representation for this application was not in attendance at the meeting. Committee reviewed the application and approved the lot addition conditional upon the completion of the conditions in the Notice of Decision as follows:

DECISION OF COMMITTEE ON A CONSENT APPLICATION

APPLICANT: Goodridge Goulet Planning and Surveying on behalf of Richard Trajkovic and Sue Favretto

CIVIC ADDRESS: 82 Hwy 94

FILE NO.: B-2025-04

PURPOSE: The applicant is requesting consent to sever from the Committee of Adjustment for the purpose of a lot addition from the property at 82 Hwy 94 to 84 Hwy 94.

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 April, 2025.

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 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.
- That the severed lands be merged with the adjacent lands at 84 Highway 94.

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

2025-13

Moved by Lauren Rooyakkers

Seconded by Frank Corbeil

That Consent application B-2025-04 submitted by Goodridge Goulet Planning and Surveying on behalf of Richard Trajkovic and Sue Favretto requesting

approval for a lot addition from 82 Hwy 94 to 84 Hwy 94 be approved conditional upon the completion of the conditions listed in the Notice of Decision.

Carried Chair Kelly

9. Correspondence and Information Items

None for this session

10. In-Camera (if required)

None for this session

11. Adjournment

2025-14

Moved by Frank Corbeil

Seconded by Lauren Rooyakkers

THAT we do now adjourn at 6:17 p.m. and meet again on May 21st, 2025 if required

Carried Chair Kelly

Chair

Terry Kelly

Director of Community Services

Greg Kirton