



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

November 27, 2024

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

1. Call to Order

Chair Kelly called the meeting to order at 6:30 p.m.

2. Adoption of Agenda

2024-45

Moved by Bill Boake

Seconded by Stephanie Holmes

That the draft agenda presented to the Committee and dated November 27th, 2024 be hereby adopted as circulated.

Carried Chair Kelly

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

a. Minutes from Meeting of October 16th, 2024

2024-46

Moved by Frank Corbeil

Seconded by Steve Austin

That the Minutes of the Committee of Adjustment Meeting of October 16th, 2024 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-2024-37: Rick Champagne and Nancy Best - 1852 Corbeil Road

A public meeting was held on a consent application submitted by Rick Champagne and Nancy Best. Nancy Best presented the application to the Committee. The purpose of the requested consent is to allow for a lot addition of approximately 9 acres from their property at 1852 Corbeil Road to their neighbours at 1808 Corbeil Road.

Director of Community Services advised that the North Bay Mattawa Conservation Authority had no objections to the application, but there are wetlands near the rear of the property so any future development may require a permit.

Staff have no objects to the application as all minimum requirements are met and neither property would be in contravention of the by-laws.

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

DECISION OF COMMITTEE ON A CONSENT APPLICATION

APPLICANT: Rick Champagne and Nancy Best

CIVIC ADDRESS: 1852 Corbeil Road

FILE NO.: B-2024-37

PURPOSE: The applicant is requesting consent to sever from the Committee of Adjustment for the purpose of a lot addition from 1852 Corbeil Road to 1808 Corbeil 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 27th day of November, 2024.

DECISION: That the requested consent for a lot addition 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.

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

2024-47

Moved by Bill Boake

Seconded by Frank Corbeil

THAT Consent Application B-2024-37 submitted by Rick Champagne and Nancy Best requesting permission for a lot addition from their property at 1852 Corbeil Road to the adjacent property at 1808 Corbeil Road, BE APPROVED conditional upon the completion of the standard conditions listed in the Notice of Decision.

Carried Chair Kelly

9. Correspondence and Information Items

- a. Cancel December Meeting

2024-48

Moved by Stephanie Holmes

Seconded by Steve Austin

THAT the December Committee of Adjustment/Planning Advisory Committee meeting originally scheduled for December 18th, 2024 is hereby cancelled.

Carried Chair Kelly

- b. Re-schedule January Meeting

2024-49

Moved by Frank Corbeil

Seconded by Kenneth Leppert

THAT the January Committee of Adjustment/Planning Advisory Committee meeting originally scheduled for Wednesday, January 15th, 2025 be rescheduled to Wednesday, January 22nd, 2025 due to circulation requirement constraints.

Carried Chair Kelly

10. In-Camera (if required)

None for this session.

11. Adjournment

2024-50

Moved by Bill Boake

Seconded by Frank Corbeil

THAT we do now adjourn at 6:41 p.m. and meet again on January 22nd, 2024 if required.

Carried Chair Kelly

Chair

Terry Kelly

Director of Community Services

Greg Kirton