



PLANNING ADVISORY COMMITTEE
Monday, November 22nd, 2021

A special Meeting of the Municipality of East Ferris Planning Advisory Committee was held on Monday, November 22nd, 2021 at 6:00 p.m. at the Corbeil Park Hall

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

ABSENT (WITH REGRETS): John Symons

ALSO IN ATTENDANCE: None

1. ADOPTION OF AGENDA:

Resolution No. 2021-38
Frank Corbeil – Al Herauf

THAT the draft agenda presented to the Committee and dated November 22nd, 2021 be hereby adopted as circulated.

CARRIED

2. DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF: None for this session

3. CORRESPONDENCE AND INFORMATION

- a) New Comprehensive Zoning By-law Meeting #2**
 - a. Additional review**

The Planning Advisory Committee reviewed the first three sections of the Comprehensive Zoning By-law. This included Definitions and General Provisions.

Discussions were had regarding the difference between Bed and Breakfasts and Short Term Rentals. With Bed and Breakfasts the owner must live at the property, unlike with Short Term Rentals. The Committee discussed a licensing and registry system to control Short Term Rentals. The Fire Chief advised Mr. Kirton that Short Term Rentals should be tracked for emergency response purposes. The Committee discussed changing the definitions so Short Term Rentals do not fall into the Bed and Breakfast category.

The Committee discussed allowing garages to be built prior to a house if used for storage. Currently, plans for a house are required in order to proceed with building the garage first. A clause could be added to ensure people are not living in the garage while the house is being built.



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The proposed by-law would also allow for accessory structures to be built in the front yard as long as front yard setbacks are met. The Committee has seen a few requests for this in the recent past and is in agreeance if all setbacks are met.

The Committee discussed Section 3.24 and the provisions relating to boathouses and similar accessory structures. The fifteen metre dock length may be too short in some situations. Mr. Kirton will look into the dock length issue and report back to the Committee. Data on how many permits have been issued for docks over fifteen metres in length would be useful. The Committee requested a maximum height for boathouses of four metres from the high water mark and a minimum roof pitch of 3/12 be added to section 3.2.4.9 in order to ensure adjacent properties are not negatively affected by the loss of view. A Minor Variance could still be applied for if a larger boathouse height be required.

Members agreed that allowing freight containers to be used for temporary storage is ok. Discussions were had regarding what length of time 'temporary' is. Section 3.33.1 states that a temporary structure associated with a construction project may be permitted for a period of one year, maximum. The Municipality is looking into hiring for by-law enforcement.

The Committee discussed removing the clause exempting the Municipality from the provisions of the by-law. This will allow the public an opportunity to appeal any decisions and offers the least amount of conflict. This provision currently exists and has not been used in quite some time.

4. IN-CAMERA (if required): None for this session

5. RESOLUTION AS A RESULT OF IN-CAMERA SESSIONS (if any): None for this session

6. ADJOURNMENT:

Resolution No. 2021-39

Frank Corbeil – Erika Loughheed

THAT the Planning Advisory Committee meeting adjourn at 8:25 p.m.

CARRIED

Chair

Planner