



## **PLANNING ADVISORY COMMITTEE**

### **Wednesday, December 1<sup>st</sup>, 2021**

A special Meeting of the Municipality of East Ferris Planning Advisory Committee was held on Wednesday, December 1<sup>st</sup>, 2021 at 6:00 p.m. at the Corbeil Park Hall

**PRESENT:** John O'Rourke, John Symons, 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):** None

**ALSO IN ATTENDANCE:** Deborah Yeo, Brian Hogg

#### **1. ADOPTION OF AGENDA:**

Resolution No. 2021-40  
Frank Corbeil – Al Herauf

THAT the draft agenda presented to the Committee and dated December 1<sup>st</sup>, 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 #3**
  - a. Resolution from Council regarding Short Term Rentals**
  - b. Additional Review**
  - c. Public comments and correspondence**

Mr. Kirton advised the Committee the two packages at their tables are all the Special Zones which have been passed prior to the new zoning by-law being passed and an updated public comments table. The meeting proceeded to reviewing the remaining sections of the zoning by-law.

#### **Section 4**

The title of Section 4.1 was updated by adding the word 'Minimum' for added clarification. Parallel parking was removed and is no longer permissible. This type of parking is exceptionally rare.



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#### **Section 5**

The Resort Residential (RS) Zone was removed in order to reduce duplication. The Committee discussed townhouses and are happy with the way the by-law is written. Townhouses would be permitted in the villages and require a minimum lot size of 0.8 hectares.

The Committee discussed Short Term Rentals. Short Term Rentals would be permitted in all rural and residential zones, with the exception of the RMH zone, but only in accordance with the policies contained within the proposed Short Term Rental By-law. The municipality is working on a shared service agreement for a by-law enforcement officer to help with enforcement. The municipality will also consider all options for future notification related to a short term rental by-law, including the possibility of doing a mass mailout or sending a notice with the final tax bills to notify owners of the requirements for short term rentals. Huntsville has a comprehensive short term rental by-law which could be used as an example, which the committee discussed; however, the municipality will need to consider multiple by-laws and the unique circumstances of East Ferris when drafting a policy. Council has great flexibility when drafting the by-law. Protecting residents is the number one priority in the view of the Planning Advisory Committee.

Solar and Wind Farms are only permitted by way of a specific amendment to the zoning by-law.

Amendments will be made to Table 5A to clarify maximum lot coverage for Farms and Hobby Farms and Mobile Home Parks

#### **Section 6**

No significant changes were made to this section from the previous by-law

#### **Section 7**

This zone occurs infrequently, and specific amendments could be made for a project.

#### **Section 8**

The new by-law differentiates between light, general and heavy industrial uses. Permitted uses are more broadly defined in order to capture more uses.

#### **Section 9**

The O2 zone is more environmentally sensitive than the O1 zone.



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#### **Section 10**

Mr. Kirton explained that the special zones were previously approved by Council, and he does not believe permissions should be changed. Some special zones were removed. For instance, a special zone to allow for an increased garage size, which is now permitted under the new zoning by-law.

Mt. Kirton reviewed the Highlight of Changes document with the Committee. Bunkies are now defined and regulated in the lakefront zones. There are sloped roof and height requirements for boathouses as discussed at the last meeting. No structure shall be built within 10 metres of the centreline of a forced road. The section exempting the municipality from the zoning by-law regulations was removed. A 75 metre setback was established for commercial entrances from railway crossings. Mink Lake was added to the restrictions on Second Units in a lakefront zone. Couch Houses are permitted on second storeys of accessory structures. Recreational vehicles cannot be used as short term rentals. Ornamental structures are not permitted within setback areas. A provision was added to cover lots that are currently existing that are deficient in area and frontage to ensure that they retain development rights. This is necessary to ensure that the legal nonconforming status is applied to these lots.

#### Public Comments

Deborah Yeo and Brian Hogg were present at the public meeting. Mr. Kirton clarified for Mr. Hogg that although a building permit is not required for a structures less than 107 square feet, zoning permissions still apply. Bunkies are not permitted on lakefront properties because they are considered potentially similar to second units, and second units are not permitted on lakefront zones.

Ms. Yeo asked what changed between the last meeting and now with regards to Short Term Rentals. Mr. Kirton said his opinion has changed due to the input received from the community, Planning Committee and Council. Short Term Rentals exist and will continue to exist. It is better to regulate them instead of outright ban them. It is easier to revoke a license than a zoning permission. It is Council's responsibility to adopt a Short Term Rental Policy, but public consultation will more than likely be sought.



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**Wednesday, December 1<sup>st</sup>, 2021**

Resolution No. 2021-41  
Terry Kelly – Bill Boake

WHEREAS a new Official Plan for The Corporation of the Municipality of East Ferris came into effect on April 25th, 2016;

AND WHEREAS Council of The Corporation of the Municipality of East Ferris wishes to implement the objectives and policies of the new Official Plan through the passing of a new Zoning By-law under section 34 of the Planning Act;

AND WHEREAS an Open House was held on October 27, 2021 pursuant to the requirements of the Planning Act;

AND WHEREAS the requirement for a statutory public meeting under the Planning Act was satisfied through the public meetings held in front of the East Ferris Planning Advisory Committee on Nov. 3, 2021 and Dec. 1, 2021;

AND WHEREAS the Planning Advisory Committee held an additional information session for review of the draft Comprehensive Zoning By-law documents on Nov. 22, 2021;

AND WHEREAS the Planning Advisory Committee members have reviewed all draft documents, staff comments, public comments, and all other relevant information related to the draft by-law;

THEREFORE BE IT RESOLVED that the new Draft Comprehensive Zoning By-law and associated Schedules A to A5 be recommended to Council for approval, subject to the following comments and/or amendments, as discussed during the Planning Advisory Committee meeting on December 1, 2021:

- 1) That Council adopt a Short Term Rental By-law that lays out the regulations for licensing and operation of Short Term Rentals in East Ferris
- 2) That a registration process be established to track Second Units/Coach Houses for the purpose of use by emergency services
- 3) That Table 5B be amended to clarify maximum lot coverage (%) for Farms and Hobby Farms
- 4) That Table 5B be amended to clarify maximum lot coverage (%) for Mobile Home Parks

CARRIED



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**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. 2021-42  
Frank Corbeil – Terry Kelly

THAT the Planning Advisory Committee meeting adjourn at 7:41 p.m.

CARRIED

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Chair

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Planner