



**MUNICIPALITY OF EAST FERRIS
COMMITTEE of ADJUSTMENT
Wednesday, October 21st, 2020**

The regular Meeting of the Municipality of East Ferris Committee of Adjustment was held on Wednesday, October 21st, 2020 at 7:00 p.m. via Zoom.

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

EXCUSED ABSENT: Bill Boake, Michel Voyer

ALSO IN ATTENDANCE: Rick Pyzyna, Boyd Rutledge, Paul Dionne

1. ADOPTION OF AGENDA:

Resolution No. 2020-14
Al Herauf – Frank Corbeil

THAT the draft agenda presented to the Committee and dated the 21st day of October, 2020 be hereby adopted as circulated.

CARRIED

2. ACCEPTING THE MINUTES OF THE PREVIOUS MEETING(S):

Resolution No. 2020-15
Erika Lougheed – Al Herauf

THAT the Minutes of the Committee of Adjustment Meeting of September 8th, 2020 be adopted as circulated.

CARRIED

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

4. RATEPATER'S DELEGATIONS: None for this session

5. BUSINESS ARISING FROM THE LAST MEETING: None for this session



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6. PUBLIC HEARING:

Prior to the Public Hearing, Mr. Kirton advised that anyone watching via the live stream, who wishes to comment on the applications may e-mail him and he will provide the zoom link.

**a) A-2020-09
Rick Pyzyna**

A public meeting was held on applications submitted by Rick Pyzyna. Mr. Pyzyna spoke to his application advising he needs the garage for storage and there is no room to build in the back or side yards.

No correspondence or objections to the applications were received at the public meeting and the application was approved as requested.

DECISION OF MINOR VARIANCE (File A-2020-09):

John Symons – Erika Lougheed – Frank Corbeil – Al Herauf – John O'Rourke

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 21st day of October, 2020.

DECISION: That the requested variance to permit an accessory structure to be located in the front yard be approved.

REASONS FOR DECISION:

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

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



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Official Plan and Zoning By-law, the development is desirable and appropriate for the land and the variance in minor in nature.

**b) B-2020-08
Danny and Diane Dionne**

A public meeting was held on an application submitted by Danny and Diane Dionne. Mr. Dionne was having technical difficulties and was not present at the public hearing. Mr. Kirton spoke to the application advising the newly created lot exceeds the minimum frontage requirements, will be five acres in size, and is not in a floodplain.

No correspondence or objections to the applications were received at the public meeting and the application was approved as requested.

DECISION OF CONSENT TO SEVER (File B-2020-08):

John Symons – Erika Lougheed – Frank Corbeil – Al Herauf – John O'Rourke

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 21st day of October, 2020.

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

- 1) That confirmation is provided that all taxes are paid up to date;
- 2) That a plan of survey is prepared and filed with the Municipality;
- 3) That a plan of survey be sent electronically to the Municipality of East Ferris' Community Planner;
- 4) That the applicant pays \$250.00 in finalization fee prior to the transfer of the parcel of land;



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- 5) That the applicant is required to pay \$1,000.00 per consent application to the Municipality of East Ferris for the Parkland Dedication Fee prior to the transfer of the severed land;
- 6) 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;
- 7) That subsection 50(3) of the Planning Act, R.S.O. 1990, c.P. 13 as amended applies to any subsequent conveyance or transaction of or in relation to the parcel of land being the subject of this consent; and
- 8) That all conditions must be filled within one year 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:

- 1) Conformity with the *Planning Act*
- 2) Public comments submitted
- 3) Conformity with Provincial Policy
- 4) Conformity with East Ferris Official Plan

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 is minor in nature.



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**c) B-2020-09
Boyd Rutledge & Guylaine Mailloux**

A public meeting was held on an application submitted by Boyd Rutledge and Guylaine Mailloux. Mr. Rutledge spoke to this application advising that the severed lot will be taken from 551 Quae Quae Road and added to 537 Quae Quae Road. Mr. Kirton advised that no new building lots will be created, and the property is not in a floodplain.

No correspondence or objections to the applications were received at the public meeting and the application was approved as requested.

DECISION OF CONSENT TO SEVER (File B-2020-09):

John Symons – Erika Lougheed – Frank Corbeil – Al Herauf – John O'Rourke

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 21st day of October, 2020.

DECISION: That the requested consent for a lot addition from 551 Quae Quae Road to 537 Quae Quae Road be approved, conditional upon the following:

- 1) That confirmation is provided that all taxes are paid up to date;
- 2) That a plan of survey is prepared and filed with the Municipality;
- 3) That a plan of survey be sent electronically to the Municipality of East Ferris's Community Planner;
- 4) That the applicant pays \$250.00 in finalization fee prior to the transfer of the parcel of land;
- 5) 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,



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R.S.O. 1990, c.P.13, as amended;

- 6) That subsection 50(3) of the Planning Act, R.S.O. 1990, c.P. 13 as amended applies to any subsequent conveyance or transaction of or in relation to the parcel of land being the subject of this consent; and
- 7) That all conditions must be filled within one year 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:

- 1) Conformity with the *Planning Act*
- 2) Public comments submitted
- 3) Conformity with Provincial Policy
- 4) Conformity with East Ferris Official Plan

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.

**d) B-2020-10
Paul and Chantal Dionne**

A public meeting was held on an application submitted by Paul and Chantal Dionne. Mr. Dionne spoke to the application advising the approximately 45 acre retained lot will be used for recreation purposes. Mr. Kirton advised all minimum requirements are met.

No correspondence or objections to the applications were received at the public meeting and the application was approved as requested.



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DECISION OF CONSENT TO SEVER (File B-2020-10):

John Symons – Erika Lougheed – Frank Corbeil – Al Herauf – John O'Rourke

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 21st day of October, 2020.

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

- 1) That confirmation is provided that all taxes are paid up to date;
- 2) That a plan of survey is prepared and filed with the Municipality;
- 3) That a plan of survey be sent electronically to the Municipality of East Ferris's Community Planner;
- 4) That the applicant pays \$250.00 in finalization fee prior to the transfer of the parcel of land;
- 5) That the applicant is required to pay \$1,000.00 per consent application to the Municipality of East Ferris for the Parkland Dedication Fee prior to the transfer of the severed land;
- 6) 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;
- 7) That subsection 50(3) of the Planning Act, R.S.O. 1990, c.P. 13 as amended applies to any subsequent conveyance or transaction of or in relation to the parcel of land being the subject of this consent; and
- 8) That all conditions must be filled within one year from the date the notice of decision has been given otherwise this provisional consent will lapse and the application for



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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:

- 1) Conformity with the *Planning Act*
- 2) Public comments submitted
- 3) Conformity with Provincial Policy
- 4) Conformity with East Ferris Official Plan

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.

7. CORRESPONDENCE: None for this session

8. ADJOURNMENT:

Resolution No. 2020-16
Frank Corbeil – John Symons

That the Committee of Adjustment meeting adjourn at 7:29 p.m.

CARRIED

Chair, John O'Rourke

Greg Kirton, Manager of Planning