

**Subject:** FW: March 19, 2025 Committee of Adjustment Meeting

**Importance:** High

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**From:** Antoine Boucher <antoine.boucher@eastferris.ca>  
**Sent:** March 5, 2025 3:04 PM  
**To:** Greg Kirton <greg.kirton@eastferris.ca>  
**Subject:** RE: March 19, 2025 Committee of Adjustment Meeting  
**Importance:** High

Hello Greg,

Thank you for forwarding the attached correspondence for the March 19, 2025 Committee of Adjustment meeting.

Below are the main comments for each application:

- 1) Application A-2025-02 / B-2025-03 – New lot on Waukegan.
  - a. The lot in question is part of the plan of subdivision 36M-551 shown as Lot 26.
  - b. The lot in question is Lot 3 on the set of engineering plans.
  - c. Lots 26/27/28 have no drainage easements (on the plan of subdivision), however have a drainage easement on the plan of Subdivision.
  - d. There are two (2) tributary drainage areas crossing the lot to be severed. The area on the North side of Quae Quae Road crosses a 1200mm culvert and flows onto the lot in question before flowing easterly. The second drainage area crosses Lot 3, as described in the applicant's imagery.
  - e. On that basis, it would be important to capture the creek in question and provide a 10m drainage easement for both drainage ditches on that property.



- f. A large part of the subdivision, including the road ditches drain either onto the proposed severance and/or the drainage creek crossing Lot 26.
    - g. A condition to maintain existing drainage will be critical, furthermore the roadside ditches currently draining onto the proposed severed portion of Lot 26 will not be altered and will continue to drain onto the same property as it will not be possible to alter this existing drainage system.
    - h. There is a Hydro Pole on the Road Allowance fronting the proposed severed frontage.
    - i. It appears that sight lines can be achieved to place a driveway, the preferred location would be closer to Lot 23.

- j. Lot 26 is much lower than Waukegan Road at that location, therefore a dwelling would be in a lower elevation.
- k. According to MPAC the site area is approx. 3.6 acres, therefore 1.8 acres would represent approximately half the lot. Looking at the CGIS, and assuming the lot would be split at the creek location, the severed lot may have to increase in size to approximately 1.9 acres. A more detailed measurement will be needed to better define the retained and proposed.

Should you require additional information or have any questions regarding the above, please contact me at your convenience.

Regards,

**Antoine C. Boucher, P. Eng**  
*Director of Public Works and Engineering /*  
*Directeur des Travaux Publics et ingénierie*



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