



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

October 18, 2023

PRESENT:	Frank Corbeil Bill Boake John Symons	Terry Kelly Tara Michauville Steve Austin
ABSENT:	Lauren Rooyakkers	
STAFF PRESENT:	Greg Kirton, Director of Community Services	Kari Hanselman, Clerk

1. Call to Order

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

2. Adoption of Agenda

2023-19

Moved by John Symons

Seconded by Bill Boake

That the draft agenda presented to the Committee and dated October 18th, 2023 by hereby adopted as circulated.

Carried Chair Kelly

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

a. Minutes from Meeting on September 20th, 2023

2023-20

Moved by Frank Corbeil

Seconded by Bill Boake

That the Minutes of the Committee of Adjustment Meeting of September 20th, 2023 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-2023-25 - Tulloch on behalf of 1851477 Ontario Inc. - Oak Ridge Drive (Vacant)

A public meeting was held on a consent to sever application submitted by Tulloch on behalf of 1851477 Ontario Inc. The purpose of the application is to permit an access easement to allow for a shared driveway by units 11 and 12 of the Oakridge Estates Condominium Plan. Steve McArthur from Tulloch presented the application to the Committee. There is a significant slope where the driveways would otherwise be located.

Director of Community Services advised that no comments were received on the application. The MTO advised that this property is outside their jurisdiction.

The application was approved as presented.

DECISION OF COMMITTEE ON A CONSENT APPLICATION

APPLICANT: Tulloch Geomatics on behalf of 1851477 Ontario Inc.

CIVIC ADDRESS: Oak Ridge Drive (Vacant)

FILE NO.: B-2023-25

PURPOSE: The applicant is requesting consent to sever for the purpose of permitting an access easement to allow for a shared driveway by Unit 11 and 12 of the Oakridge Estates Condominium Plan. The easement would be across Unit 12 (76 Oakridge) in favour of Unit 11 (Municipal address not yet assigned).

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 18th day of October, 2023.

DECISION: That the requested consent to create an access easement 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 Director of Community Services;
- 4) That the applicant pays \$250.00 in finalization fee per consent application 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, R.S.O. 1990, c.P.13, as amended;
- 6) 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

9. Correspondence and Information Items

None for this session

10. In-Camera (if required)

None for this session

11. Adjournment

2023-21

Moved by John Symons

Seconded by Frank Corbeil

That the Committee of Adjustment meeting adjourn at 6:45 p.m.

Carried Chair Kelly

Chair

Terry Kelly

Director of Community Services

Greg Kirton