



COMMITTEE OF ADJUSTMENT
Wednesday, October 12th, 2022

The regular Meeting of the Municipality of East Ferris Committee of Adjustment was held on Wednesday, October 12th, 2022 at 7:00 p.m. via Zoom.

PRESENT: John O'Rourke, Al Herauf, Terry Kelly, Frank Corbeil, Bill Boake, Director of Community Services, Greg Kirton, and Recording Clerk, Kari Hanselman

EXCUSED ABSENT: Erika Lougheed, John Symons

ALSO IN ATTENDANCE: Denis Larmand

1. ADOPTION OF AGENDA:

Resolution No. 2022-24
Frank Corbeil – Al Herauf

THAT the draft agenda presented to the Committee and dated the 12th day of October, 2022 be hereby adopted as circulated.

CARRIED

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

Resolution No. 2022-25
Terry Kelly – Bill Boake

THAT the Minutes of the Committee of Adjustment Meeting of August 17th, 2022 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:

a) B-2022-22

Denis Larmand on behalf of Georgette and Carmen Perron – Vacant land Village Road

A public meeting was held on an application submitted Denis Larmand on behalf of Georgette and Carmen Perron. The applicant is requesting a consent to sever for the purpose of creating one new lot. The severed piece is approximately 48 acres. The retained is 55 acres. The lots were inadvertently merged in the past. The applicant is seeking to re-establish the two lots. The Committee has no concerns with the application, and it was approved as presented.

No comments of concern were received, and no public input was received at the public meeting.

DECISION OF CONSENT (File B-2022-22):

Frank Corbeil – Bill Boake – Al Herauf - Terry Kelly – 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 12th day of October, 2022.

DECISION: That the requested consent to create one new 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,



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

- 7) That prior to the endorsement of the transfer(s) the owner grants simply unto the Municipality of East Ferris free of any charges, all lands measured 10.0 metres (33 feet) from the centerline of any existing publicly maintained road along the full length of the owner's total holdings being the subject of this consent; and
- 8) 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 its decision upon:

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

7. IN-CAMERA: None for this session

8. CORRESPONDENCE: None for this session

9. ADJOURNMENT:

Resolution No. 2022-26
Terry Kelly – Bill Boake

That the Committee of Adjustment meeting adjourn at 7:12 p.m.

CARRIED

Chair, John O'Rourke

Greg Kirton, Director of Community Services