



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

April 19, 2023

PRESENT:	Frank Corbeil	Lauren Rooyakkers
	Bill Boake	Tara Michauville
	John Symons	Steve Austin
	Terry Kelly	

STAFF	Greg Kirton	Kari Hanselman
PRESENT:		

1. **Call to Order**
2. **Adoption of Agenda**

2023-04

Moved by Lauren Rooyakkers

Seconded by Tara Michauville

That the draft agenda presented to the Committee and dated April 19th, 2023 by hereby adopted as circulated.

Carried Chair Kelly

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

- a. Minutes from meeting of February 15th, 2023

2023-05

Moved by Bill Boake

Seconded by John Symons

That the Minutes of the Committee of Adjustment Meeting held February 15th, 2023 be hereby adopted as circulated.

Carried Chair Kelly

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. A-2023-03 - Claude and Nicky Levasseur - 581 Big Moose Road

A public meeting was held on an application submitted by Claude and Nicky Levasseur. The applicants are requesting a minor variance to permit the construction of a new rental cottage on the camp property. The cottage would replace an existing trailer site on the northern part of the property. The applicants are applying for a reduced front yard setback of 13m, whereas 30m is required and a reduced side yard setback of 3.5m whereas 8m is required; and another side yard setback of 4.5m whereas 8m is required.

Claude Levasseur presented his application to the Committee. The cottage would be under 1,000 square feet. All septic systems were re-done and now pump away from the lake. The site is currently vacant.

Mr. Austin visited the property and noted that the cottage location would be in line with existing cottages.

Mr. Kirton advised that the MTO commented that the application is outside their jurisdiction. Mr. Kirton shared his report with the Committee and stated that although the numerical reduction for the setback is significant, the impact is not a factor.

No public input was received at the public meeting and the application was approved.

DECISION OF COMMITTEE ON A MINOR VARIANCE APPLICATION

APPLICANT: Claude & Nicky Levasseur

CIVIC ADDRESS: 581 Big Moose Road

FILE NO.: A-2023-03

PURPOSE: The applicants are requesting a minor variance to permit the construction of a new rental cottage on the camp property. The cottage would

replace an existing trailer site on the northern part of the property. The applicants are applying for a reduced front yard setback of 13m, whereas 30m is required and a reduced side yard setback of 3.5m whereas 8m is required; and another side yard setback of 4.5m whereas 8m is required.

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 19th day of April, 2023.

DECISION: That the requested variance to permit a reduced front yard setback of 13m, whereas 30m is required, a reduced side yard setback of 3.5m whereas 8m is required, and another side yard setback of 4.5m whereas 8m is required on the subject lands be approved.

REASONS FOR DECISION:

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

PUBLIC INFORMATION: That 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.

b. A-2023-04 - Michael Desilets - 267 Mirimishi Road

A public meeting was held on an application submitted by Michael Desilets. The applicant is requesting a minor variance to permit an increase in lot coverage from the permitted 15% to 17.5%. The increase in lot coverage would be a result of a proposed extension to the dwelling to accommodate an attached garage. Mr. Desilets presented his application to the Committee.

Mr. Kirton advised that the MTO commented that this application is outside their jurisdiction. The North Bay Mattawa Conservation Authority commented that they had no concerns. Mr. Kirton is in favour of the application as all setbacks are met and it is a small increase in lot coverage.

No public input was received at the public meeting and the application was approved.

DECISION OF COMMITTEE ON A MINOR VARIANCE APPLICATION

APPLICANT: Michael Desilets
CIVIC ADDRESS: 267 Mirimishi Road
FILE NO.: A-2023-04

PURPOSE: The owner is seeking a minor variance to permit an increase in lot coverage from the permitted 15% to 17.5%. The increase in lot coverage would be a result of a proposed extension to the dwelling to accommodate an attached garage

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 19th day of April, 2023.

DECISION: That the requested variance to permit an increase in lot coverage from the permitted 15% to 17.5% for the subject lands be approved.

REASONS FOR DECISION:

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

PUBLIC INFORMATION: That 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.

c. B-2023-06 - Shannon Jerome - 635 Quae Quae Road

A public meeting was held on an application submitted by Shannon Jerome. The applicant is requesting a consent to sever for the purpose of creating one new lot. Shannon Jerome and her partner Richard presented their application to the Committee. The severed lot would be approximately three acres in size off the westerly side of the property. The lot would be sold to a family member.

Mr. Kirton advised that the MTO commented that this application is outside their jurisdiction. The North Bay Mattawa Conservation Authority commented that there is ample room for a septic system and they had no concerns.

A letter of objection was received from a neighbour stating concerns of contamination coming from information that was received 24 years ago. Mr. Kirton could not find any municipal records relating to contamination of the site. The North Bay Mattawa Conservation Authority also had no environmental records to corroborate the information provided in the objection letter.

No public input was received at the public meeting and the application was approved.

DECISION OF COMMITTEE ON A CONSENT APPLICATION

APPLICANT: Shannon Jerome

CIVIC ADDRESS: 635 Quae Quae Road

FILE NO.: B-2023-06

PURPOSE: The applicant is requesting consent to sever from the Committee of Adjustment for the purpose of creating one new lot from the property at 635 Quae Quae Road.

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 19th day of April, 2023.

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 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 applicant is required to pay \$1000.00 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 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 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

2023-06

Moved by Lauren Rooyakkers

Seconded by Tara Michauville

That the Committee of Adjustment meeting adjourn at 6:57 p.m.

Carried Chair Kelly

Chair

Terry Kelly

Director of Community Services

Greg Kirton