



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

**February 21, 2024**

|                   |  |                                  |
|-------------------|--|----------------------------------|
| PRESENT:          | Frank Corbeil<br>Bill Boake                    | Terry Kelly<br>Lauren Rooyakkers |
| ABSENT:           | John Symons                                    | Steve Austin                     |
| STAFF<br>PRESENT: | Greg Kirton, Director of Community<br>Services | Kari Hanselman, Clerk            |

**1. Call to Order**

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

**2. Adoption of Agenda**

**2024-06**

**Moved by** Frank Corbeil

**Seconded by** Bill Boake

That the draft agenda presented to the Committee and dated February 21st, 2024 be hereby adopted as circulated.

**Carried Chair Kelly**

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

a. Minutes from Meeting of January 17th, 2024

**2024-07**

**Moved by** Lauren Rooyakkers

**Seconded by** Bill Boake

That the Minutes of the Committee of Adjustment Meeting of January 17th, 2024 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-2024-01 to B-2024-03 - Tulloch Geomatics (Steve McArthur) on behalf of Marcel Degagne Carpentry - Corbeil Road/Lavigne Road

A public meeting was held on a consent application submitted by Tulloch on behalf of Marcel Degagne Carpentry. Steve McArthur presented the application to the Committee. The applicant is seeking a consent to sever for the purpose of creating three new lots.

Hydro One and the MTO commented that the applications were outside their jurisdiction. The North Bay Mattawa Conservation Authority commented that they had no objection to the application.

No public input was received at the hearing and the application was approved as requested.

**DECISION OF COMMITTEE ON A CONSENT APPLICATION**

**APPLICANT:** Tulloch Geomatics on behalf of Marcel Degagne Carpentry

**CIVIC ADDRESS:** Corbeil Road/Lavigne Road

**FILE NO.:** B-2024-01 to B-2024-03

**PURPOSE:** The applicant is requesting consent to sever from the Committee of Adjustment for the purpose of creating three new lots from the property at Corbeil Road and Lavigne 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 21<sup>st</sup> day of February, 2024.

**DECISION:** That the requested consent to create three new lots be approved, conditional upon the following for each application:

- That confirmation is provided that all taxes are paid up to date;
- That a plan of survey is prepared and filed with the Municipality;
- That a plan of survey be sent electronically to the Municipality of East Ferris's Director of Community Services;
- That the applicant pays \$250.00 in finalization fee per consent application prior to the transfer of the parcel of land;
- That the applicant is required to pay \$1,250.00 per consent application to the Municipality of East Ferris for the Parkland Dedication Fee prior to the transfer of the severed land;
- 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;
- 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
- 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

**2024-08**

**Moved by** Bill Boake

**Seconded by** Lauren Rooyakkers

THAT Consent Applications B-2024-01 to B-2024-03 submitted by Tulloch Geomatics on behalf of Marcel Degagne Carpentry requesting permission to create three new lots, BE APPROVED conditional upon the completion of the standard conditions listed in the Notice of Decision.

**Carried Chair Kelly**

b. B-2024-04 - Kathleen Taylor and Sylvain Plante - 8 Cedar Bay Road

A public meeting was held on a consent application submitted by Kathleen Taylor and Sylvain Plante. The applicants are seeking a consent to sever for the purpose of creating one new lot.

Hydro One and the MTO commented that the applications were outside their jurisdiction. The North Bay Mattawa Conservation Authority commented that a site inspection is required to determine if a septic system can be installed on the severed lot.

No public input was received at the hearing and the application was approved as requested.

**DECISION OF COMMITTEE ON A CONSENT APPLICATION**

**APPLICANT:** Kathleen Taylor and Sylvain Plante

**CIVIC ADDRESS:** 8 Cedar Bay Road

**FILE NO.:** B-2024-04

**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 8 Cedar Bay 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 21<sup>st</sup> day of February, 2024.

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

- That confirmation is provided that all taxes are paid up to date;
- That a plan of survey is prepared and filed with the Municipality;
- That a plan of survey be sent electronically to the Municipality of East Ferris's Director of Community Services;

- That the applicant pays \$250.00 in finalization fee per consent application prior to the transfer of the parcel of land;
- That the applicant is required to pay \$1,250.00 per consent application to the Municipality of East Ferris for the Parkland Dedication Fee prior to the transfer of the severed land;
- 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;
- 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
- 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.
- Confirmation that the proposed lot will meet the minimum lot frontage and lot area requirements of Zoning By-law 2021-60.
- That the North Bay Mattawa Conservation Authority provide confirmation there is adequate room for a septic system on the subject property.

#### **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

**2024-09**

**Moved by** Bill Boake

**Seconded by** Frank Corbeil

THAT Consent Application B-2024-04 submitted by Kathleen Taylor and Sylvain Plante requesting permission to create one new lot, BE APPROVED conditional upon the completion of the standard conditions listed in the Notice of Decision.

**Carried Chair Kelly**

c. B-2024-05 - Camille L. Groulx - 244 Groulx Road

A public meeting was held on a consent application submitted by Camille Groulx. The applicant is seeking a consent for the purpose of a lot addition from 244 Groulx Road to 214 Groulx Road.

Hydro One and the MTO commented that the applications were outside their jurisdiction. The North Bay Mattawa Conservation Authority commented that they had no objection to the application.

No public input was received at the hearing and the application was approved as requested.

**DECISION OF COMMITTEE ON A CONSENT APPLICATION**

**APPLICANT:** Camille L. Groulx

**CIVIC ADDRESS:** 244 Groulx Road

**FILE NO.:** B-2024-05

**PURPOSE:** The applicant is requesting consent to sever from the Committee of Adjustment for the purpose of a lot addition from 244 Groulx Road to the adjacent property at 214 Groulx 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 21<sup>st</sup> day of February, 2024.

**DECISION:** That the requested consent for a lot addition be approved, conditional upon the following:

- That confirmation is provided that all taxes are paid up to date;
- That a plan of survey is prepared and filed with the Municipality;
- That a plan of survey be sent electronically to the Municipality of East Ferris's Director of Community Services;
- That the applicant pays \$250.00 in finalization fee per consent application prior to the transfer of the parcel of land;
- 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;
- 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

- 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:

- Conformity with the *Planning Act*
- Public comments submitted
- Conformity with Provincial Policy
- Conformity with East Ferris Official Plan

**2024-10**

**Moved by** Frank Corbeil

**Seconded by** Lauren Rooyakkers

THAT Consent Application B-2024-05 submitted by Camille Groulx requesting permission for a lot addition from 244 Groulx Road to 214 Groulx Road, BE APPROVED conditional upon the completion of the standard conditions listed in the Notice of Decision

**Carried Chair Kelly**

#### **9. Correspondence and Information Items**

Chair Kelly advised that the Striking Committee will be meeting next week to review applications for the vacant position on PAC/COA.

#### **10. In-Camera (if required)**

None for this session

#### **11. Adjournment**

**2024-11**

**Moved by** Bill Boake

**Seconded by** Lauren Rooyakkers

That the Committee of Adjustment meeting adjourn at 6:54 p.m.

**Carried Chair Kelly**

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Chair

Terry Kelly

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Director of Community Services

Greg Kirton