



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

April 17, 2024

PRESENT:	Frank Corbeil John Symons Terry Kelly	Lauren Rooyakkers Steve Austin Stephanie Holmes
ABSENT:	Bill Boake	
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

2024-19

Moved by Frank Corbeil

Seconded by John Symons

That the draft agenda presented to the Committee and dated April 17th, 2024 be hereby adopted as circulated.

Carried Chair Kelly

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

a. Minutes from Meeting of March 20th, 2024

2024-20

Moved by Steve Austin

Seconded by Frank Corbeil

That the Minutes of the Committee of Adjustment Meeting of March 20th, 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

Chair Kelly welcomed everyone in attendance.

7. Ratepayer's Delegations

None for this session.

8. Public Hearing(s)

- a. A-2024-04 - Tulloch Geomatics on behalf of Laura and Edward Morawski (PoA Chris Morawski) - 789 Highway 94

A public meeting was held on a minor variance application submitted by Tulloch on behalf of Laura and Edward Morawski. Steve McArthur presented the application to the Committee. The applicants are seeking a minor variance to permit the reduction in the required frontage to 32.67 meters whereas Zoning By-law No. 2021-60 requires 60.00 meters.

There is a restrictive covenant on title that is preventing the two lots from being sold separately. The covenant can be removed by Council, but Council deemed it was desirable to engage in a public process prior to removing the covenant.

Director of Community Services advised that the MTO commented that they have no objection to the application and have previously issued an entrance permit for the property.

No public input was provided at the public hearing and the application was approved.

DECISION OF COMMITTEE ON A MINOR VARIANCE APPLICATION

APPLICANT: Tulloch Geomatics on Behalf of Edward and Laura Morawski

CIVIC ADDRESS: 789 Highway 94

FILE NO.: A-2024-04

PURPOSE: The applicant is seeking a minor variance to permit a reduction in the required frontage to 32.67 meters whereas Zoning By-law No. 2021-60 requires 60.00 meters.

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 17th day of April, 2024

DECISION: That the requested variance to permit a reduction in the required frontage to 32.67 meters whereas Zoning By-law No. 2021-60 requires 60.00 meters 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:

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.

2024-21

Moved by Lauren Rooyakkers

Seconded by John Symons

THAT Minor Variance Application A-2024-04 submitted by Tulloch Geomatics on behalf of Laura and Edward Morawski requesting a minor variance to permit a reduction in the required frontage to 32.67 meters whereas Zoning By-law No. 2021-60 requires 60.00 meters, BE APPROVED.

Carried Chair Kelly

9. Correspondence and Information Items

- a. May Meeting Date Changed to May 22nd, 2024

10. In-Camera (if required)

None for this session.

11. Adjournment

2024-22

Moved by Stephanie Holmes

Seconded by Steve Austin

THAT the Committee of Adjustment meeting adjourn at 6:49 p.m. and meet again on May 22nd, 2024.

Carried Chair Kelly

Chair

Terry Kelly

Director of Community Services

Greg Kirton