



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

June 19, 2024

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

1. Call to Order

Chair Kelly called the meeting to order at 6:32 p.m.

2. Adoption of Agenda

2024-32

Moved by Bill Boake

Seconded by Frank Corbeil

That the draft agenda presented to the Committee and dated June 19th, 2024 be hereby adopted as circulated.

Carried Chair Kelly

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

a. Minutes from Meeting of May 22nd, 2024

2024-33

Moved by Bill Boake

Seconded by Lauren Rooyakkers

That the Minutes of the Committee of Adjustment Meeting of May 22nd, 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 congratulated the owners of the subject properties on coming to an agreement.

7. Ratepayer's Delegations

None for this session.

8. Public Hearing(s)

- a. A-2024-06 - Municipality of East Ferris - 130 Pargeter Drive and 73 South Shore Road

A public hearing was held on a minor variance application submitted by the Municipality of East Ferris. The applicant is seeking a minor variance to permit a reduced sideyard setback to a dock of 0m for the easterly dock and 0.9m (3 feet) for the westerly dock. The variance request is also seeking to permit the construction of a boathouse with a reduced setback to the side lot line of 1.2m (4 feet) and a floor area of 50.2 m² (540 sq. ft.) whereas a 4.5m side yard setback is required and a maximum floor area of 45 m² (484 sq. ft.) is permitted.

Director of Community Services, Greg Kirton, presented the application to the Committee. This matter has been before both the Committee and Council in the past. Both parties are in agreeance with the proposed docks and boathouse layout.

Director of Community Services advised that no correspondence was received on the application.

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

DECISION OF COMMITTEE ON A MINOR VARIANCE APPLICATION

APPLICANT: Municipality of East Ferris

CIVIC ADDRESS: 130 Pargeter Drive and 73 South Shore Road

FILE NO.: A-2024-06

PURPOSE: The applicant is seeking a minor variance to permit a reduced sideyard setback to a dock of 0m for the easterly dock and 0.9m (3 feet) for the westerly dock. The variance request is also seeking to permit the construction of a boathouse with a reduced setback to the side lot line of 1.2m (4 feet) and a floor area of 50.2 m² (540 sq. ft.) whereas a 4.5m side yard setback is required and a maximum floor area of 45 m² (484 sq. ft.) is permitted.

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 June, 2024.

DECISION: THAT the requested variance to permit a reduced sideyard setback to a dock of 0m for the easterly dock and 0.9m (3 feet) for the westerly dock and the variance request to permit the construction of a boathouse with a reduced setback to the side lot line of 1.2m (4 feet) and a floor area of 50.2 m² (540 sq. ft.) for the subject lands be approved.

AND THAT the proposed Boathouse and Dock Layout sketch be added as a schedule to the approval of the application.

AND THAT any development shall be carried out generally in accordance with the approved sketch.

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.

2024-34

Moved by Steve Austin

Seconded by Stephanie Holmes

THAT Minor Variance Application A-2024-06 submitted by the Municipality of East Ferris requesting a minor variance to permit a reduced sideyard setback to a dock of 0m for the easterly dock and 0.9m (3 feet) for the westerly dock, BE APPVOED;

AND THAT the request to permit the construction of a boathouse with a reduced setback to the side lot line of 1.2m (4 feet) and a floor area of 50.2 m² (540 sq. ft.) whereas a 4.5m side yard setback is required and a maximum floor area of 45 m² (484 sq. ft.) is permitted, BE APPROVED.

Carried Chair Kelly

9. Correspondence and Information Items

Director of Community Services asked members their availability for rescheduling the July meeting. The Committee confirmed their availability for either July 24th or July 31st.

10. In-Camera (if required)

None for this session.

11. Adjournment

2024-35

Moved by Bill Boake

Seconded by Frank Corbeil

THAT the Committee of Adjustment meeting adjourn at 6:53 p.m.

Carried Chair Kelly

Chair

Terry Kelly

Director of Community Services

Greg Kirton