



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

February 19, 2025

PRESENT:	Frank Corbeil	Steve Austin
	Terry Kelly	Stephanie Holmes
	Lauren Rooyakkers	Kenneth Leppert

ABSENT: Bill Boake

STAFF	Greg Kirton, Director of Community	Kim Rose, Deputy Clerk
PRESENT:	Services	
	Kari Hanselman, Clerk	

1. Call to Order

Chair Kelly called the meeting to order at 5:00 p.m.

2. Adoption of Agenda

2025-01

Moved by Frank Corbeil

Seconded by Steve Austin

That the draft agenda presented to the Committee and dated February 19th, 2025 be hereby adopted as circulated.

Carried Chair Kelly

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

a. Minutes from Meeting of October 16th, 2024

Accepted at November 27th, 2024 meeting.

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-2025-01: Francoise and John Weinhardt - 240 Waukegan Road

A public meeting was held on a Minor Variance application submitted by Francoise and John Weinhardt. John Weinhardt presented the application to the Committee. The purpose of the requested Minor Variance is to allow for an increase in the permitted accessory floor structure size from the permitted 960 square feet, to the proposed maximum of 1,600 square feet.

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 as presented.

DECISION OF COMMITTEE ON A MINOR VARIANCE APPLICATION

APPLICANT: FRANCOISE AND JOHN WEINHARDT

CIVIC ADDRESS: 240 WAUKEGAN ROAD

FILE NO.: A-2025-01

PURPOSE: The owners are seeking a minor variance to permit an increase in the permitted accessory floor structure size from the permitted 960 square feet, to the proposed maximum of 1600 square feet.

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 February, 2025.

DECISION: That the requested variance to permit an increase in accessory structure floor area to a maximum of 1,600 square feet 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 in minor in nature.

2025-02

Moved by Lauren Rooyakkers

Seconded by Frank Corbeil

THAT Minor Variance Application A-2025-01 submitted by Francoise and John Weinhardt requesting a minor variance to permit an increase accessory structure floor area to a maximum of 1600 sq. ft., BE APPROVED.

Carried Chair Kelly

- b. B-2025-01: Tulloch Geomatics on behalf of Mary Anne Saunders - Vacant (Lavigne Road)

A public meeting was held on a Consent application submitted by Tulloch Geomatics on behalf of Mary Anne Saunders. Steve McArthur presented the application to the Committee. The purpose of the requested consent is for a lot addition of approximately 15 acres to the adjacent lands at 1750 Corbeil Road. Lands are being consolidated for potential future development. No new lots are proposed with this application.

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 as presented.

DECISION OF COMMITTEE ON A CONSENT APPLICATION

APPLICANT: TULLOCH GEOMATICS ON BEHALF OF MARY ANNE SAUNDERS

CIVIC ADDRESS: LAVIGNE ROAD (VACANT)

FILE NO.: B-2025-01

PURPOSE: The applicant is requesting consent to sever from the Committee of Adjustment for the purpose of a lot addition to the adjacent lands located at 1750 Corbeil 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 February 2025.

DECISION: That the requested consent for a lot addition to the adjacent lands at 1750 Corbeil Road 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 it's decision upon:

- Conformity with the *Planning Act*
- Public comments submitted

- Conformity with Provincial Policy
- Conformity with East Ferris Official Plan

2025-03

Moved by Frank Corbeil

Seconded by Steve Austin

THAT Consent Applications B-2025-01 submitted by Tulloch Geomatics on behalf of Mary Saunders requesting permission for a lot addition to the adjacent lands located at 1750 Corbeil Road, BE APPROVED conditional upon the completion of the standard conditions listed in the Notice of Decision.

Carried Chair Kelly

c. B-2025-02: Dustin Fay - Vacant (Fay Road)

A public meeting was held on a Consent application submitted by Dustin Fay. Mr. Fay presented the application to the Committee. The purpose of the requested consent is for the creation of one new lot for residential purposes. The severed lot will be 2 acres in size with frontage on Fay Road.

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

Neighbour, Chrystal Jefferies, was in attendance at the public hearing and inquired about the intentions for the severed lot. She raised concerns about the potential obstruction of her view. Director of Community Services advised that the Zoning By-law sets out the standards and height limitations for new homes. Ms. Jefferies noted that she is not against the application.

The application was approved as presented.

APPLICANT: DUSTIN FAY

CIVIC ADDRESS: FAY ROAD (VACANT)

FILE NO.: B-2025-02

PURPOSE: The applicant is requesting consent to sever from the Committee of Adjustment for the purpose of creating one new lot from the property on Fay 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 February, 2025.

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 \$1,500.00 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

2025-04

Moved by Frank Corbeil

Seconded by Kenneth Leppert

THAT Consent Application B-2025-02 submitted by Dustin Fay requesting permission to allow for the creation of one new lot for residential purposes, BE

APPROVED conditional upon the completion of the standard conditions listed in the Notice of Decision.

Carried Chair Kelly

9. Correspondence and Information Items

None for this session.

10. In-Camera (if required)

None for this session.

11. Adjournment

2025-05

Moved by Frank Corbeil

Seconded by Lauren Rooyakkers

THAT we do now adjourn at 5:34 p.m. and meeting again on March 19th, 2025 if required.

Carried Chair Kelly

Chair

Terry Kelly

Director of Community Services

Greg Kirton