



MUNICIPALITY OF EAST FERRIS

COMMITTEE of ADJUSTMENT

Wednesday, June 17th, 2020

The Regular Meeting of the Municipality of East Ferris Committee of Adjustment was held on Wednesday, June 17th, 2020 at 6:30 p.m. via Zoom.

PRESENT: John O'Rourke, Frank Corbeil, Bill Boake, Al Herauf, John Symons Manager of Planning and Economic Development, Greg Kirton, Recording Clerk, Kari Hanselman, Planning Intern, Taran Lennard

EXCUSED ABSENT:

ALSO IN ATTENDANCE: Rick Miller, Miller & Urso Surveying
Ken Smithard, Applicant

ADOPTION OF AGENDA:

Resolution No. 2020-01
Al Herauf – Bill Boake

That the draft agenda presented to the Committee and dated the 17th day of June, 2020 be hereby adopted as circulated.

CARRIED

ACCEPTING THE MINUTES OF THE PREVIOUS MEETING(S):

Resolution No. 2020-02
John Symons – Frank Corbeil

That the minutes of the Committee of Adjustment Meeting of December 18th, 2019 be adopted as circulated.

CARRIED

DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF:

None for this session



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RATEPATER'S DELEGATIONS: None for this session

BUSINESS ARISING FROM THE LAST MEETING: None for this session

Prior to the Public Hearings, Mr. Kirton advised that anyone watching via the live stream, who wishes to comment on the applications may e-mail him and he will provide the zoom link.

PUBLIC HEARING:

**a) A-2020-01
Jean Paul Tache**

A public meeting was held on an application submitted by Jean Paul Tache. The applicant's proposal requested a variance to permit the construction of a garage on the subject lands. The owners are requesting an increase in the allowed garage size from the permitted 71.4 square metres, to the proposed 130.1 square metres. Additionally, the owners are requesting an increase in lot coverage from the permitted 10%, to the proposed 12%

Rick Miller, agent for the applicant spoke to the application. Staff was in support of the application and no objections were received.

Chair O'Rourke confirmed no e-mail requests for commenting were received.

The application was approved by all Committee members as requested.

DECISION OF MINOR VARIANCE:

Bill Boake – Frank Corbeil - John O'Rourke – Al Herauf – John Symons

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 June, 2020.

DECISION: That the requested variance to permit the increase in garage size, and increased lot coverage for the subject lands be approved.



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REASONS FOR DECISION:

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

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-2020-02 Ken Smithard

A public meeting was held on an application submitted by Ken Smithard. The applicant's proposal requested a variance to permit the construction of an over-height garage on the subject lands. The owners are requesting an increase in the allowed garage height from the permitted 6 metres, to the proposed 7 metres.

Ken Smithard spoke to his application. The property is approximately 27 to 28 acres. The garage is being built on an existing pad. Mr. Boake asked if there has been issues with heights in the past. Chair O'Rourke advised that there has not. Staff was in support of the application and no objections were received.

Chair O'Rourke confirmed no e-mail requests for commenting were received.

The application was approved by all Committee members as requested

DECISION OF MINOR VARIANCE:

Bill Boake – Frank Corbeil - John O'Rourke – Al Herauf – John Symons

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.



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CONCUR in the following decision and reasons for decision on the 17th day of June, 2020.

DECISION: That the requested variance to permit the increase in garage height for the subject lands be approved.

REASONS FOR DECISION:

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

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.

CORRESPONDENCE: None for this session

ADJOURNMENT:

Resolution No. 2020-03

Al Herauf – Bill Boake

That the Committee of Adjustment meeting adjourn at 7:00 p.m. and meet again when required.

CARRIED

Chair, John O'Rourke

Greg Kirton, Manager of Planning