



PLANNING ADVISORY COMMITTEE
Wednesday, November 3rd, 2021

A special Meeting of the Municipality of East Ferris Planning Advisory Committee was held on Wednesday, November 3rd, 2021 at 6:00 p.m. at the Corbeil Park Hall

PRESENT: John O'Rourke, Bill Boake, Frank Corbeil, Erika Lougheed, Terry Kelly, Al Herauf, Greg Kirton, Manager of Planning and Economic Development, and Kari Hanselman, Recording Clerk

ABSENT (WITH REGRETS): John Symons

ALSO IN ATTENDANCE: Larry Adkin, John Reisher, Debra Yeo

1. ADOPTION OF AGENDA:

Resolution No. 2021-31
Frank Corbeil – Al Herauf

THAT the draft agenda presented to the Committee and dated November 3rd, 2021 be hereby adopted as circulated.

CARRIED

2. DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF: None for this session

3. CORRESPONDENCE AND INFORMATION

- a) **New Comprehensive Zoning By-law Meeting #1**
 - a. **Draft Zoning By-law Documents**
 - b. **Draft Schedules**
 - c. **Public Correspondence Overview**
 - d. **Next Steps**

Mr. Kirton gave a brief overview of why a new Comprehensive Zoning By-law is needed. The existing By-law dates back to the late 1970s and there are components that need to be addressed as per legislation.

The Committee decided to begin the meeting with public comments. Three members of the public were present and addressed their concerns regarding protection of wetlands and short-term rentals. The Committee discussed increasing the circulation distance for Notices.

Short-term rentals were discussed. Mr. Kirton advised that currently our by-law does not permit short-term rentals, but enforcement is an issue. The proposed new by-law would prohibit short-term rentals unless an application for zoning by-law amendment was made and



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approved. In Mr. Kirton's opinion there is little economic benefit to short-term rentals in our area. There are avenues the municipality could take such as licensing and a Municipal Accommodation Tax to address the issue with short-term rentals in our area.

The Committee discussed the increase in allowable garage size in the proposed new by-law. Lot coverage maximums would still apply. Freight containers are not permissible.

Change Highlights of the new by-law were reviewed and discussed. One of the biggest changes is allowing second units and coach houses. The 70 square meter minimum for dwellings was removed since minimum square footage is covered in the Ontario Building Code. An updated definition of Coach House is required.

The Committee discussed the Parking of Commercial Vehicles clause and discussed making an exception for school buses.

Mr. Kirton advised that the Estate Residential and Resort Residential zones are redundant. It is not necessary to differentiate between seasonal and full-time dwellings. There would be no impact combining these two zones in the new by-law.

The Committee discussed density issues. The Official Plan for the Municipality supports multiple forms of density, such as townhouses, and a move away from just single family detached dwellings. Townhouses would be permitted on properties in the village area that have a minimum lot size of 0.8 hectares. The province wants to see growth. Councillor Kelly is not in favour of townhouses, but a compromise could be considered.

A third meeting to discuss the new Comprehensive Zoning By-law is support by the Committee. Committee members will further review and consider the topics discussed this evening and reconvene on December 1st for the second meeting.

4. IN-CAMERA (if required): None for this session

5. RESOLUTION AS A RESULT OF IN-CAMERA SESSIONS (if any): None for this session

Prior to adjourning the meeting, the Committee was in favour of returning to in-person meetings in the new year.



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6. ADJOURNMENT:

Resolution No. 2021-32

Bill Boake – Erika Lougheed

THAT the Planning Advisory Committee meeting adjourn at 8:50 p.m. and meet again on December 1st, 2021 @ 6:00 p.m. for the second meeting of the Comprehensive Zoning By-law.

CARRIED

Chair

Planner