



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

June 18, 2025

PRESENT:	Frank Corbeil Bill Boake Terry Kelly Lauren Rooyakkers	Steve Austin Stephanie Holmes Kenneth Leppert
STAFF PRESENT:	Greg Kirton, Director of Community Services	Monica Hawkins, Deputy Clerk

1. Call to Order

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

2. Adoption of Agenda

2025-15

Moved by Frank Corbeil

Seconded by Bill Boake

That the draft agenda presented to the Committee and dated June 18th, 2025 be hereby adopted as circulated.

Carried Chair Kelly

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

a. Minutes from Meeting of April 16th, 2025

2025-16

Moved by Kenneth Leppert

Seconded by Steve Austin

That the Minutes of the Committee of Adjustment Meeting of April 16th, 2025 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. Chair Kelly outlined the process of the meeting to the public and followed with the Committee introduction.

7. Ratepayer's Delegations

None for this session.

8. Public Hearing(s)

a. A-2025-03 Emilien and Rejeanne Groulx

Mr. Jeremi Groulx and Mr. Rene Groulx presented the application for Minor Variance No. A-2025-03 on behalf of Emilien and Rejeanne Groulx. The applicant is seeking a minor variance to reduce 2 acres minimum as per By-law to a lot size of 1.68 acres.

DECISION: That the requested variance to permit the increase in accessory structure floor area 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:

- 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.

2025-17**Moved by** Stephanie Holmes**Seconded by** Steve Austin

That Minor Variance Application A-2025-03 submitted by Emilien and Rejeanne Groulx requesting a minor variance to permit a reduction in the minimum required lot area from 0.8ha (2 acres) to 0.68 ha (1.68 acres), BE APPROVED.

Carried Chair Kelly

b. A-2025-04 Janice and Alan Renaud

Mr. and Mrs. Renaud presented their application to the Committee for Minor Variance A-2025-04. The owners are seeking a minor variance to permit to allow the construction of a garage with a larger than permitted floor area to 1500 sq. ft. from the permitted 960 sq. ft.

DECISION: That the requested variance to permit the increase in accessory structure floor area 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:

- 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.

2025-18**Moved by** Frank Corbeil**Seconded by** Lauren Rooyakkers

THAT Minor Variance Application A-2025-04 submitted by Janice and Alan Renaud requesting a minor variance to allow for the construction of a garage with a larger than permitted floor area to 1500 sq. ft. from the permitted 960 sq. ft., BE APPROVED.

- c. B-2025-05 and 06 - Tulloch c/o Steve McArthur on behalf of 1000328150 Ontario Inc.

A public meeting was held for Consent application B-2025-05 and B-2025-06 submitted by Steve McArthur, Tulloch Engineering on behalf of 1000328150 Ontario Inc., along with Valerie Murphy, Senior Environmental Specialist. The purpose of the application for Consent is to create two new lots.

Director of Community Services advised the North Bay Mattawa Conservation Authority provided regular comments and there was adequate room for Septic.

From the general public at the meeting, an individual named Shawn asked in regards to the well drilling. Mr. McArthur advised that the review included 173 wells, 5 test well and pumping test. Mr. McArthur advised that the Hydrogeological Study is a public record.

DECISION: That the requested consents to create two new additional lots be approved, conditional upon the following for both lots:

- 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 its decision upon:

- Conformity with the *Planning Act*
- Public comments submitted
- Conformity with Provincial Policy
- Conformity with East Ferris Official Plan

2025-19

Moved by Steve Austin

Seconded by Kenneth Leppert

THAT Consent Application B-2025-05 and B-2025-06 submitted by Tulloch c/o Steve McArthur on behalf of 1000328150 Ontario Inc. requesting permission to allow for the creation of two new lots 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

2025-20

Moved by Kenneth Leppert

Seconded by Frank Corbeil

That we do now adjourn at 5.48 p.m. and meeting again on July 16th, 2025 if required

Carried Chair Kelly

Chair

Terry Kelly

Director of Community Services

Greg Kirton