



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

January 21, 2026

PRESENT: Frank Corbeil
Lauren Rooyakkers
Steve Austin

Stephanie Holmes
Kenneth Leppert

ABSENT: Bill Boake

Terry Kelly

STAFF PRESENT: Greg Kirton, Director of Community Services

Monica Hawkins, Deputy Clerk

1. Call to Order

Vice-Chair Rooyakkers called the meeting to order at 5:00 p.m.

2. Adoption of Agenda

2026-01

Moved by Frank Corbeil

Seconded by Stephanie Holmes

THAT the draft agenda presented to the Committee and dated January 21st, 2026 be adopted as circulated.

Carried Vice Chair Rooyakkers

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

2026-02

Moved by Kenneth Leppert

Seconded by Steve Austin

THAT the minutes of the Committee of Adjustment Meeting of December 3rd, 2025 be adopted as circulated.

Carried Vice Chair Rooyakkers

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

Vice-Chair Rooyakkers welcomed everyone in attendance. Vice-Chair Rooyakkers 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-2026-01 - Marie-Lynn Savage and Daniel Savage, 688 Quae Quae Road

A public meeting was held for Minor Variance application A-2026-01 - Marie Lynn Savage and Daniel Savage, 688 Quae Quae Road.

The purpose of the requested Minor Variance is to permit a variance to Zoning By-law 2021-60. The applicant is seeking a minor variance to permit a reduction in the required lot area from the required 0.8ha to 0.7762ha. This application is related to consent application B-2025-03, which was approved by the East Ferris Committee of Adjustment in 2025.

Director of Community Services advised that there was no comments received from public and agencies regarding Minor Variance application A-2026-01.

Director of Community Services advised that the By-law is being maintained and Committee had no concerns or objections.

DECISION OF COMMITTEE ON A MINOR VARIANCE APPLICATION

APPLICANT: **Marie-Lynn Savage and Daniel Savage**

CIVIC ADDRESS: **688 Quae Quae Road, Corbeil, ON**

FILE NO.: **A-2026-01**

PURPOSE: The owners is seeking a minor variance to permit a reduction in the required lot area from the required 0.8ha to 0.7762ha. This application is related to consent application B-2025-03. When completing the survey work for the severance it was noted that the retained lands were 0.0238ha short of the

required 0.8ha and therefore the severance could not be finalized until this discrepancy is addressed.

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 21st day of January, 2026.

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:

- 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.

2026-03

Moved by Kenneth Leppert
Seconded by Steve Austin

THAT Minor Variance Application A-2026-01 submitted by Marie-Lynn Savage and Daniel Savage requesting to permit the reduction in lot area from 0.8ha to 0.7762ha on the subject property BE APPROVED.

Carried Vice Chair Rooyakkers

b. B-2026-01 - Camille L. Groulx, 214 Groulx Road

Director of Community Services gave the Committee a brief report on Consent application B-2026-01. Director of Community Services recommended to Committee to defer the application until further clarification is received from the applicant.

2026-04

Moved by Stephanie Holmes
Seconded by Frank Corbeil

THAT Consent application B-2026-01 submitted by Camille L. Groulx be deferred to allow the applicant time to prepare the required documents for staff and the committee to properly evaluate the proposal, for requesting permission to allow for the creation of one new lot.

Carried Vice Chair Rooyakkers

c. B-2026-02 - Paul Goodridge, Goodridge Goulet Planning and Surveying Ltd on behalf of Kirby Roy, 128 Lavigne Road

A public meeting was held for Consent application B-2026-02 submitted by Paul Goodridge, Goodridge Goulet Planning and Surveying Ltd on behalf of Kirby Roy. The applicant is seeking a consent to allow for the creation of one new lot, 578 Lavigne Road, Corbeil, ON.

Mr. Goodridge presented to application to the Committee. There was no public in attendance for this for this file presentation.

Director of Community Services advised that comments was received the from North Bay Mattawa Conservation Authority advising that there was two suitable locations for septic system. Director of Community Services reviewed the staff report. The Committee had no questions.

DECISION OF COMMITTEE ON A CONSENT APPLICATION

APPLICANT: **Paul Goodridge, Goodridge Goulet Planning and Surveying Ltd on behalf of Kirby Roy**

CIVIC ADDRESS: **578 Lavigne Road, Corbeil, ON P0H 1K0**

FILE NO.: **B-2026-02**

PURPOSE: The applicant is requesting consent to sever from the Committee of Adjustment for the purpose of creating one new lot from the property at 578 Lavigne Road, Corbeil, ON.

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 21st day of January, 2026.

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' Director of Community Services;
- That the applicant is required to pay \$250.00 per consent application to the Municipality of East Ferris for the Finalization Fee prior to the transfer of the severed 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

2026-05

Moved by Frank Corbeil

Seconded by Kenneth Leppert

THAT Consent application B-2026-02 submitted by Paul Goodridge - Goodridge Goulet Planning and Surveying Ltd on behalf of Kirby Roy 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 Vice Chair Rooyakkers

9. Correspondence and Information Items

None for this session.

10. In-Camera (if required)

None for this session.

11. Adjournment

2026-06

Moved by Steve Austin

Seconded by Stephanie Holmes

THAT the Committee of Adjustment adjourn at 5:14 p.m.

Carried Vice Chair Rooyakkers

Chair

Terry Kelly

Director of Community Services

Greg Kirton