THE CORPORATION OF THE MUNICIPALITY OF EAST FERRIS

COMMITTEE OF ADJUSTMENT MEETING MINUTES

February 25, 2026

PRESENT:	Frank Corbeil Bill Boake Lauren Rooyakkers	Stephanie Holmes Kenneth Leppert
ABSENT:	Terry Kelly	Steve Austin
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 5:03 p.m.

2. Adoption of Agenda

2026-07
Moved by Bill Boake
Seconded by Kenneth Leppert

THAT the draft agenda presented to the Committee and dated February 25th, 2026 be adopted as circulated.

Carried Vice Chair Rooyakkers

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

a. Accepting minutes of meeting held January 21st, 2026

2026-08
Moved by Kenneth Leppert
Seconded by Bill Boake

THAT the minutes of the Committee of Adjustment Meeting of January 21st, 2026 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. File A-2026-02 and B-2026-03 - Steve McArthur, Tulloch Engineering on behalf of 1743617 Ontario Inc. c/o Karl Lindlau, Happy Holidays Cabins

File A-2026-02

Steve McArthur, Tulloch Engineering on behalf of 1743617 Ontario Inc. c/o Karl Lindlau Happy Holidays Cabins

A public meeting was held on Minor Variance Application A-2026-02 submitted by Steve McArthur, Tulloch Engineering on behalf of 1743617 Ontario Inc. c/o Karl Lindlau Happy Holidays Cabins. The purpose of the minor variance is to facilitate a severance on the property as well as recognize existing zoning by-laws deficiencies. No new development is proposed through this application.

The Director of Community Services advised that correspondence was received from the North Bay Mattawa Conservation Authority and advised that there was no general objection to the property . The Conservation advised that a septic permit would need to be granted. 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: Steve McArthur, Tulloch Engineering on behalf of 1743617 Ontario Inc. c/o Karl Lindlau, Happy Holidays Cabins

CIVIC ADDRESS: 652 Astorville Road, Astorville, ON

FILE NO.: A-2026-02

PURPOSE: The owner is applying to permit a variance to Zoning By-law 2021-60. The applicant is seeking a minor variance to facilitate a severance on the property as well as recognize existing zoning by-law deficiencies. No new development is proposed through this application.

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 25th day of February 25th, 2026.

DECISION: That the requested variance Minor Variance Application A-2026-02 be approved, conditional upon the following:

- That the site layout of both the severed and retained lands, as shown on Figured 2, are maintained in accordance with that drawing.
- Any new buildings or development not reflected on Figure 2 would be required to meet all of the standards set out in Zoning By-law 2021-60, as amended.

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.

B-2026-03

A public meeting was held for Consent application B-2026-03 submitted by Steve McArthur, Tulloch Engineering on behalf of 1743617 Ontario Inc. c/o Karl Lindlau Happy Holidays Cabins. The applicant is seeking a consent to sever the existing camp property into two separate lots to facilitate a septic system replacement. No new development on either lot is proposed through this application.

Director of Community Services advised that the North Bay Mattawa Conservation Authority has no objection and no other correspondence was received by agencies or public. No public input was provided at the public hearing and the application was approved as presented.

DECISION OF COMMITTEE ON A CONSENT APPLICATION

APPLICANT: Steve McArthur, Tulloch Engineering on behalf of 1743617 Ontario Inc. c/o Karl Lindlau, Happy Holidays Cabins

CIVIC ADDRESS: 652 Astorville Road, Astorville, ON

FILE NO.: B-2026-03

PURPOSE: The applicant is requesting consent to sever the existing camp property into two separate lots to facilitate a septic system replacement. No new development on either lot is proposed through this application.

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 application B-2026-03 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 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.
- That the severed and retained lands comply with the provisions of Zoning By-law 2021-60, 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

2026-09
Moved by Frank Corbeil
Seconded by Bill Boake

THAT Minor Variance Application A-2026-02 submitted by Steve McArthur, Tulloch Engineering on behalf of 1743617 Ontario Inc. c/o Karl Lindlau, Happy Holidays Cabins BE APPROVED, conditional upon the following:

1) That the site layout of both the severed and retained lands, as shown on Figure 2 are maintained in accordance with the drawing;

2) Any new buildings or development not reflected on Figure 2 would be required to meet all of the standards set out in Zoning By-law 2021-60, as amended.

Carried Vice Chair Rooyakkers

2026-10
Moved by Frank Corbeil
Seconded by Kenneth Leppert

THAT Consent Application B-2026-03 submitted by Steve McArthur, Tulloch Engineering on behalf of 1743617 Ontario Inc. c/o Karl Lindlau, Happy Holidays Cabins BE APPROVED conditional upon the completion of the standard conditions listed in the Notice of Decision.

Carried Vice Chair Rooyakkers

b. File A-2026-03 - Steve McArthur, Tulloch Engineering on behalf of PRObuild Commercial Contracting c/o Steve Brunette

A-2026-03 –

Steve McArthur, Tulloch Engineering on behalf of PRObuild Commercial Contracting, c/o Steve Brunette.

A public meeting was held on Minor Variance application A-2026-03 submitted by PRObuild Commercial Contracting, c/o Steve Brunette. The applicant is requesting a minor variance to permit the construction of a main building located 15m from the adjacent wetland; whereas, Zoning By-law 2021-60 requires a 30 m setback from main buildings from a wetland area.

The Director of Community Services reviewed his report to the Committee. 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: **PRObuild Commercial Contracting, c/o Steve Brunette**

CIVIC ADDRESS: **162 Hwy 94, Corbeil, ON**

FILE NO.: **A-2026-03**

PURPOSE: The owner is applying to permit a variance to Zoning By-law

2021-60. The applicant is seeking a minor variance to permit

the construction of a main building located 15m from the

adjacent wetland; whereas, Zoning By-law 2021-60 requires

a 30m setback from main buildings from a wetland area.

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 25th day of February, 2026.

DECISION: That the requested Minor Variance Application A-2026-03 to permit the construction of a warehouse building, with a reduced setback from the wetland of 15m, on the subject property 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.

2026-11
Moved by Bill Boake
Seconded by Kenneth Leppert

THAT Minor Variance Application A-2026-03 submitted by Steve McArthur, Tulloch Engineering on behalf of PRObuild Commercial Contracting c/o Steve Brunette to permit the construction of a warehouse building with a reduced setback from the wetland of 15m, on the subject property BE APPROVED.

Carried Vice Chair Rooyakkers

c. File B-2026-01 - Camille L. Groulx, 214 Groulx Road - File was deferred at the last Committee of Adjustment Meeting held January 21st, 2026 for further clarification

A public meeting was held for Consent application B-2026-01 submitted by Camille L. Groulx. The applicant is seeking a consent to create one new additional lot to be approved.

Director of Community Services advised that the North Bay Mattawa Conservation Authority has no objection. No public input was provided at the public hearing and the application was approved as presented.

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 25th day of February, 2026.

DECISION: That the requested Consent Application B-2026-01 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.
- That the severed and retained lands comply with the provisions of Zoning By-law 2021-60, 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

2026-12
Moved by Frank Corbeil
Seconded by Stephanie Holmes

THAT Consent Application B-2026-01 submitted by Camille Groulx requesting permission for the creating of one new lot 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

2026-13
Moved by Frank Corbeil
Seconded by Stephanie Holmes

THAT the Committee of Adjustment meeting adjourned at 5:51 p.m.

Carried Vice Chair Rooyakkers

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Chair

Terry Kelly

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Director of Community Services

Greg Kirton