



**THE CORPORATION OF THE MUNICIPALITY OF EAST FERRIS
PLANNING ADVISORY COMMITTEE MEETING MINUTES**

May 20, 2026

PRESENT: Frank Corbeil Steve Austin
Bill Boake Kenneth Leppert
Terry Kelly Nick Brazeau

STAFF Greg Kirton, Director of Community Services Kari Hanselman, Clerk
PRESENT:

1. **Call to Order**
2. **Adoption of Agenda**

2026-11

Moved by Bill Boake

Seconded by Kenneth Leppert

THAT the draft agenda presented to the Committee and dated the 20th day of May, 2026 be adopted as circulated.

Carried Chair Kelly

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

a. Minutes from Meeting of April 15th, 2026

2026-12

Moved by Frank Corbeil

Seconded by Steve Austin

That the Minutes of the Planning Advisory Committee Meeting of April 15th, 2026 be adopted as circulated.

Carried Chair Kelly

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 and outlined the process of the meeting to the public.

7. Ratepayer's Delegations

None for this session.

8. Public Hearing(s)

- a. SB-2026-01, OPA-2026-03 & C-2026-03 - Tulloch Engineering c/o Steve McArthur on behalf of 1000328150 Ontario Inc. c/o Marcel and Dan Degagne

Steve McArthur and Matthew Parfitt of Tulloch Engineering presented the application to the Committee on behalf of 1000328150 Ontario Inc. c/o Marcel and Dan Degagne. The applicant is proposing to create a 41 lot residential subdivision with a new cul-de-sac coming in off of Lavigne Road. The subject lands are located between Lavigne Road, Corbeil Road and Quae Quae Road.

Committee members asked the applicants questions pertaining to the test wells.

Mr. Kirton advised that two comments were received from residents which were included in the agenda package. The MTO advised the application is outside their permit area and the NBMCA did not provide comments for this meeting, but through preliminary discussions advised they had no concerns.

Mr. Kirton reviewed his staff report and the municipal process of these types of applications with the Committee.

The following members of the public address the Committee with concerns regarding the landfill capacity with the additional homes, the impact and quality of wells in the area, water run off, road conditions, traffic, and the affordability of the homes:

Kandyd Szuba - Quae Quae Road

Michelle St. Onge - Lavigne Road

Gerry St. Denis - Ridgemount Drive

Shawn and Pam Nelson - Lavigne Road

Sylvie Savage - Taillefer Road

The application was recommended for approval as presented.

2026-13

Moved by Frank Corbeil

Seconded by Bill Boake

WHEREAS the owner(s) of the lands described as PART OF LOTS 13 AND 14, CONCESSION 7 & PART OF LOTS 13 AND 14, CONCESSION 8; TOWNSHIP OF EAST FERRIS, DISTRICT OF NIPISSING, in the area that is locally known as Lavigne Road, Corbeil Road, and Quae Quae Road has applied for a draft plan of subdivision, official plan amendment and zoning by-law amendment for the purpose of creating a new residential development of 41 lots, with the following conditions stated below:

AND WHEREAS the application has regard for the criteria of Section 51(24) of the Planning Act;

AND WHEREAS the application is consistent with the Provincial Policy Statement 2024;

AND WHEREAS the application is in conformity with the policies contained within the Official Plan for the Municipality;

THEREFORE BE IT RESOLVED that this application be recommended for approval, conditional upon the following:

- 1) That confirmation is provided that all taxes are paid up to date;
- 2) That this approval expires 5 years from the date of approval shown on the face of the draft plan. If there is an appeal to the Ontario Land Tribunal (OLT), the 5 year expiration period does not begin until the date of the order of the OLT issued in respect of the appeal or from the date of notice issued by the tribunal.
- 3) This draft approval applies to the plan of subdivision prepared by Tulloch Geomatics Inc. as shown on Appendix 3 of the staff planning report, dated Feb 10, 2026.
- 4) That prior to signing the final plan by the municipality, the proposed subdivision conforms to the Zoning By-law or with respect to any zoning conditions or changes related to this application.
- 5) That the owner agrees in writing, by way of entering into an agreement, to satisfy all requirements, financial and otherwise of the Municipality of East Ferris concerning provision of road, installation of services, drainage, and any other aspect of the development proposal.
 - a. The satisfaction of these requirements shall include upgrades to Lavigne, if required, between the start of the subdivision road and the intersection of Corbeil Road, to the satisfaction of the municipal engineer.
- 6) That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority.
- 7) That the owner agrees to convey up to 5% of the land included in the plan or

cash-in-lieu to the Municipality for park or other public recreational purposes.

8) That the Subdivision Agreement between the owner and the Municipality be registered by the Municipality against the lands to which it applies once the plan of subdivision has been registered prior to any encumbrances.

9) That before Municipal Council’s final approval is given, the Council shall be advised in writing by the Director of Community Services how condition no. 7 has been satisfied.

Notes

1) That the owner is responsible to obtain any required permits from the North Bay-Mattawa Conservation Authority prior to the issuance of building permits; and

2) That the owner is responsible to obtain any required permits from the Ministry of Natural Resources (MNR) and follow the legal requirements of the Endangered Species Act, 2007.

Public Input- SB-2026-01, OPA-2026-03, C-2026-03

Date of Public Meeting: May 20th, 2026

That public input was received and considered during the public meeting, the Planning Advisory Committee (PAC) is of the opinion that the proposal is consistent with the Provincial Policy, the Municipality’s Official Plan, Zoning By-law and represents good land use planning.

Carried Chair Kelly

- 1. SB-2026-01
The three applications were discussed concurrently.
- 2. OP-2026-03
The three applications were discussed concurrently.
- 3. C-2026-03
The three applications were discussed concurrently.
- 4. Comments from Residents
 - 1. Brian and Kandyd Naylor
 - 2. Philip Koning

9. Correspondence and Information Items

None for this session.

10. In-Camera (if required)

None for this session.

11. Adjournment

2026-14

Moved by Frank Corbeil

Seconded by Nick Brazeau

THAT we do now adjourn at 6:37 p.m.

Carried Chair Kelly

Chair

Terry Kelly

Director of Community Services

Greg Kirton