



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

April 15, 2026

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

ABSENT:

STAFF Greg Kirton, Director of Community Monica Hawkins, Deputy Clerk
PRESENT: Services

1. Call to Order

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

2. Adoption of Agenda

2026-06

Moved by Nick Brazeau

Seconded by Bill Boake

THAT the draft agenda presented to the Committee and dated the 15th day of April, 2026 be adopted as circulated.

Carried Chair Kelly

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

2026-07

Moved by Kenneth Leppert

Seconded by Steve Austin

THAT the minutes of the Planning Advisory Committee Meeting of February 25th, 2026 be adopted as circulated.

a. Minutes from meeting of February 25th, 2025

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. File SB-2026-01 - Steve McArthur, Tulloch Engineering on behalf of 1000328150 Ontario Inc. c/o Marcel and Dan Degagne

**File No. SB-2026-01, OPA-2026-03, C-2026-03
1000328150 Ontario Inc.**

Applicant:

Steve McArthur, Tulloch Engineering on behalf of 1000328150 Ontario Inc. c/o Marcel and Dan Degagne requested that the Committee defer the file as there was more information that they required to prepare for presentation. Mr. McArthur respectfully acknowledge the presence of the public in attendance, but advised that they needed more time for follow-up with questions from response of agencies.

Director of Community Services also recommended that the file be deferred as there wasn't enough time to produce answers and it was best for the public, Committee and Council to defer. Director advised to the Committee as well as to the public that this file will be brought back to the meeting of May 20th, and a new circulation of the planning notice will be forwarded prior to the meeting.

Committee agreed to defer the file.

2026-08

Moved by Kenneth Leppert

Seconded by Frank Corbeil

WHEREAS the owner(s) of the lands described as Lots 14 & 15, Concession 7 & 8, Township of East Ferris, District of Nipissing (Vacant land bordering Lavigne Road, Corbeil Road & Quae Quae Road) has applied for a draft plan of

subdivision, official plan amendment, and zoning by-law amendment for the purpose of facilitating a new residential subdivision project;

AND WHEREAS the applicant has requested a deferral in order to provide additional information to the committee;

THEREFORE BE IT RESOLVED that this application be recommended to be deferred so that additional information may be reviewed in order for the Committee to make a final recommendation.

Carried Chair Kelly

- b. File OPA-2026-03 - Steve McArthur, Tulloch Engineering on behalf of 1000328150 Ontario Inc. c/o Marcel and Dan Degagne
- c. File C-2026-03 - Steve McArthur on behalf of 1000328150 Ontario Inc. c/o Marcel and Dan Degagne
- d. File C-2026-02 - Proposed Amendment to the Zoning By-law No. 2021-60

Director of Community Services reviewed report prepared and answered questions from the Committee. Committee recommended to Council for approval.

2026-09

Moved by Steve Austin

Seconded by Bill Boake

WHEREAS Council of the Municipality of East Ferris directed staff on February 24th, 2026 to amend section 3.2.8 of the Zoning By-law No. 2021-60 to permit the locating of freight containers within Rural, Commercial, Institutional and Industrial Zones subject to a series of conditions regulating their placement and use;

AND WHEREAS the Planning Advisory Committee reviewed the Report for File No. C-2026-02 as presented by the Director of Community Services;

BE IT HEREBY RESOLVED that the Planning Advisory Committee recommends to Council that Zoning By-law Amendment Application C-2026-02 be recommended for approval.

Carried Chair Kelly

9. Correspondence and Information Items

None for this session.

10. In-Camera (if required)

None for this session.

11. Adjournment

2026-10

Moved by Nick Brazeau

Seconded by Frank Corbeil

THAT the Planning Advisory Committee meeting adjourn at 5:22 p.m.

Carried Chair Kelly

Chair

Terry Kelly

Director of Community Services

Greg Kirton