



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

**August 21, 2024**

|                   |                                                   |                                  |
|-------------------|---------------------------------------------------|----------------------------------|
| PRESENT:          | Frank Corbeil<br>Terry Kelly<br>Lauren Rooyakkers | Steve Austin<br>Stephanie Holmes |
| ABSENT:           | Bill Boake                                        | John Symons                      |
| STAFF<br>PRESENT: | Greg Kirton, Director of Community<br>Services    | Kari Hanselman, Clerk            |

**1. Call to Order**

Chair Kelly called the meeting to order at 6:30 p.m.

**2. Adoption of Agenda**

**2024-36**

**Moved by** Stephanie Holmes

**Seconded by** Steve Austin

That the draft agenda presented to the Committee and dated August 21st, 2024 be hereby adopted as circulated.

**Carried Chair Kelly**

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

a. Minutes from Meeting of June 19th, 2024

**2024-37**

**Moved by** Frank Corbeil

**Seconded by** Lauren Rooyakkers

That the Minutes of the Committee of Adjustment Meeting of June 19th, 2024 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 advised that Mr. Symons has resigned from the Committee.

**7. Ratepayer's Delegations**

None for this session.

**8. Public Hearing(s)**

- a. B-2024-26 to B-2024-33 - Tulloch Geomatics on behalf of 1000328150 Ontario Inc. (Dan Degagne) - Vacant (Lavigne Road and Corbeil Road)

A public meeting was held on consent applications submitted by Tulloch Geomatics on behalf of 1000328150 Ontario Inc. (Dan Degagne). Steve McArthur presented the applications to the Committee. The purpose of the requested consent is to allow for the creation of eight new lots from the property at Lavigne and Corbeil Roads. Director of Community Services advised that the North Bay Mattawa Conservation Authority commented that they had no objection to the application.

No public input was provided at the public hearing and the application was approved.

**DECISION OF COMMITTEE ON A CONSENT APPLICATION**

**APPLICANT: Tulloch Geomatics Inc. on behalf of 1000328150 Ontario Inc. (Dan Degagne)**

**CIVIC ADDRESS: Vacant (Lavigne Road and Corbeil Road)**

**FILE NO.: B-2024-26 to B-2024-33**

**PURPOSE:** The applicant is requesting consent to sever from the Committee of Adjustment for the purpose of creating eight new lots from the property at Lavigne Road and Corbeil Road.

**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 21<sup>st</sup> day of August, 2024.

**DECISION:** That the requested consent to create eight new additional lots be approved, conditional upon the following for each application:

- 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 \$1,250.00 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

**2024-38**

**Moved by** Frank Corbeil

**Seconded by** Stephanie Holmes

THAT Consent Applications B-2024-26 to B-2024-33 submitted by Tulloch Geomatics (Steve McArthur) on behalf of 1000328150 Ontario Inc. (Dan Degagne) requesting permission to create eight new lots, BE APPROVED conditional upon the completion of the standard conditions listed in the Notice of Decision.

**Carried Chair Kelly**

b. A-2024-09, B-2024-34 to B-2024-35 - Emilien and Rejeanne Groulx - 525 Groulx Road

A public meeting was held on consent applications submitted by Emilien and Rejeanne Groulx. Sons of the applicants, Rene and Jeremi Groulx, presented the applications to the Committee. The purpose of the requested consent is the allow for the creation of two new lots from the property at 525 Groulx Road. There is also a concurrent Minor Variance application to recognize a reduced lot area of 1.68 acres for Consent Application B-2024-34. Zoning By-law No. 2021-60 required a minimum lot area of 2.0 acres.

Director of Community Services advised that the North Bay Mattawa Conservation Authority commented that they had no objection to the application.

No public input was provided at the public hearing and the application was approved.

**DECISION OF COMMITTEE ON A CONSENT APPLICATION**

**APPLICANT: Emilien & Rejeanne Groulx**

**CIVIC ADDRESS: 525 Groulx Road**

**FILE NO.: B-2024-34 and B-2024-35**

**PURPOSE:** The applicant is requesting consent to sever from the Committee of Adjustment for the purpose of creating two new lot from the property at 525 Groulx Road.

**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 21<sup>st</sup> day of August, 2024.

**DECISION:** That the requested consent to create two new additional lot be approved, conditional upon the following for each application:

- 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 \$1,250.00 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

**DECISION OF COMMITTEE ON A MINOR VARIANCE APPLICATION**

**APPLICANT: Emilien & Rejeanne Groulx**

**CIVIC ADDRESS: 525 Groulx Road**

**FILE NO.: A-2024-09**

**PURPOSE:** The owners seeking a minor variance to permit a reduction in lot area for the severed lands associated with severance application B-2024-34. The owners are requesting a reduction from the required 2.0 acres to 1.68 acres.

**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 21<sup>st</sup> day of August, 2024.

**DECISION:** That the requested variance to permit the reduced lot area of 1.68 acres, whereas 2.0 acres is required, 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.

**2024-39**

**Moved by** Steve Austin

**Seconded by** Lauren Rooyackers

THAT Minor Variance Application A-2024-09 submitted by Emilien and Rejeanne Groulx requesting a minor variance to permit a reduction in the required lots area to 1.68 acres whereas Zoning By-law No. 2021-60 requires 2.0 acres , BE APPROVED;

AND THAT Consent Applications B-2024-34 and B-2024-35 submitted by the same requesting permission to create two new lots, 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**

**2024-40**

**Moved by** Frank Corbeil

**Seconded by** Steve Austin

THAT we do now adjourn at 7:12 p.m. and meeting again on September 18th, 2024.

**Carried Chair Kelly**

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Chair

Terry Kelly

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Director of Community Services

Greg Kirton