



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

July 16, 2025

PRESENT:	Frank Corbeil Bill Boake Terry Kelly	Steve Austin Stephanie Holmes Kenneth Leppert
ABSENT:	Lauren Rooyakkers	
STAFF PRESENT:	Greg Kirton, Director of Community Services	Monica Hawkins, Deputy Clerk

1. Call to Order

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

2. Adoption of Agenda

2025-21

Moved by Bill Boake

Seconded by Stephanie Holmes

That the draft agenda presented to the Committee and dated July 16th, 2025 be hereby adopted as circulated.

Carried Chair Kelly

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

a. Minutes from Meeting of June 18th, 2025

2025-22

Moved by Kenneth Leppert

Seconded by Frank Corbeil

That the Minutes of the Committee of Adjustment Meeting of June 18th, 2025 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 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. B-2025-07 - Tulloch Engineering c/o Steve McArthur on behalf of Rheaume and Francine Rochefort

A public meeting was held for Consent application B-2025-07 submitted by Steve McArthur, Senior Planner, Tulloch Engineering on behalf of Rheaume and Francine Rochefort. The purpose of the application for Consent is to create a lot addition.

The Director of Community Services made a verbal report on the Consent. He also advised the Committee that no correspondence was received from the Notice of circulation and agencies.

There was no public comments regarding the Consent at the hearing.

DECISION: That the requested consent to create lot addition to the adjacent property 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'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 \$1,500.00 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

2025-23

Moved by Bill Boake

Seconded by Kenneth Leppert

THAT Consent Application B-2025-07 submitted by Tulloch c/o Steve McArthur on behalf of Rheaume and Francine Rochefort, requesting permission to allow for the creation of a lot addition to the adjacent property, 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

2025-24

Moved by Steve Austin

Seconded by Bill Boake

That we do now adjourn at 5:11 p.m. and meeting again on August 20th, 2025 if required.

Carried Chair Kelly

Chair

Terry Kelly

Director of Community Services

Greg Kirton